ProSpec Home Inspection of Long Island
Property Inspection Report

Massapequa, NY 11758
Inspection prepared for: Name Deleted
Date of Inspection: 1/25/2019 Time: 10:00 AM
Age of Home: 68 yrs old Size: 2,006 sq. ft.
Approx. Year Built: 1950

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ProSpec
Home Inspection
OF LONG ISLAND / SINCE 2004
(516) 580-1848

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

STRUCTURE		
Page 12 Item: 3	Foundation Walls	• Damaged concrete block at flood opening at rear of garage. Suggest concrete repair. • Recommend contractor unblock flood vents upon completion of work.
Page 13 Item: 4	Beams & Columns	• South most column was not centered under the main beam leaving the beam partially unsupported (note: main bean not supported by foundation wall). This column was not installed vertically, resulting in beam separation. Recommend structural repair by a licensed qualified contractor to provide proper support of the main beam. • Nailed splices of main beam components noted at unsupported locations (no column) along beam spans. The Inspector recommends installing properly arranged through-bolt pattern at each of these locations by a licensed qualified contractor.
Page 14 Item: 5	Main Floor Structure	• Floor joists were toe-nailed to main beams. This is not compliant with current building standards. Recommend installing proper joist fasteners such as Simpson Strong-Ties.
Page 15 Item: 6	Roof Structure	• Damage noted at roof boards along roof ridge; persons stepping near the ridge can easily damage the ridge cap shingles in this area.
CRAWLSPACE		
Page 16 Item: 1	Crawlspace	• Crawlspace access door was missing in garage. Recommend a proper door be installed. • Inspector did not observe utility branches for connecting to the water supply or electric lines serving the bulkhead area. • Per the Foundation Plan a crawlspace access door is required at the south exterior wall.
Page 17 Item: 3	Insulation	• Batt insulation was observed to be hanging/missing at a few joist cavity locations. Recommend restoring missing/hanging insulation and securing in place using insulation support wires. • Batt insulation was observed to be damaged at a few joist cavity locations. Recommend replacing damaged insulation to enhance the homes heating efficiency.
Page 20 Item: 4	Electrical / Lighting	• Proper lighting and GFCI type receptacles were not installed in the crawlspace. Recommend licensed electrician provide lighting and GFCI receptacles. • Hanging, uncovered receptacle box should be mounted to the structure and covered using a listed cover. • Poorly supported wires visible in the crawlspace should be properly fastened. Safe building practices require branch conductors to be supported at intervals no greater than 4 feet-6 inches. The Inspector recommends correction by a qualified contractor. • Potentially live electrical wires/splices exposed to touch in the crawlspace; electric shock hazard. Wires should be contained within electric box and a listed cover installed. • Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed for safety. • Damaged cable with potentially live electrical wires exposed to touch in the crawlspace; electric shock and short circuit hazard. Defective wires should be removed and replaced by a licensed electrician.

Page 21 Item: 5	Plumbing	• Water supply lines in unheated spaces should be insulated as a minimum, (crawlspaces, exterior walls, etc.). • Water supply lines located in unheated crawlspace are susceptible to freeze damage. Proper weatherization may be needed to prevent damage to water lines. Recommend review by a qualified contractor for protection against possible freeze damage. • Inadequately supported piping observed at Crawlspace. Recommend installing additional pipe hangers as necessary.
Page 22 Item: 6	Sump Pump	• Two sump pump installations in the crawlspace were incomplete (pumps/covers missing, electric, drain and vent piping missing). A sump pump is a water pump installed in a pit in the lower level of the home. This system protects the home from water intrusion by discharging rising groundwater or seepage from surface runoff to the exterior of the home or to a waste pipe or storm drain. Final drain connections to be inspected for local code compliance. Sump pumps require periodic maintenance to ensure that they work when they're needed. The Inspector recommends having it serviced immediately to remove any construction debris, and asking the service provider for advice on the best maintenance schedule.
ATTIC		
Page 23 Item: 3	Electrical/Lighting	• Incomplete electrical for attic lighting noted. • Attic storage lift did not have a dedicated outlet installed.
ELECTRICAL		
Page 25 Item: 3	Main Panel Conditions	• Excessive wire lengths in panel box; overcrowded condition. Recommend qualified electrician reduce crowding by shorten wire lengths. Provide proper circuit breaker index. • Upon completion of construction the Inspector recommends having a licensed qualified Electrician provide final inspection of the electrical system and issue an Underwriter's Certificate. • Rust stain at breaker/s; signs of corrosion at breaker terminal may cause overheating. Recommend having breaker connections evaluated by a licensed electrician.
Page 26 Item: 4	Electrical Wiring Conditions	• Contractor is required to have all electrical terminations be performed by a licensed electrician to ensure that no unused live wires are left behind walls.
GFCI & Receptacles		
Page 26 Item: 1	GFCI Protection	• Provide GFCI protected receptacles near water sources where noted per the current standard for occupant safety. Current Standard: GFCI protected receptacles are currently required at all bathrooms, kitchen counter tops, garages, outdoors, laundry areas, unfinished basements, crawlspaces at or below grade, and other potentially wet areas.
HEATING		
Page 27 Item: 2	Heating Equip. Condition	• Exposed electrical wiring observed at boiler. Cover all electrical connections to prevent shocks. • Circulator terminal box cover was open; exposed wires, contractor to close box.
Page 28 Item: 4	Heat Distribution	• Distribution pump/piping installed indicates a 3 zone system, however only 2 thermostats were made active. All pumps had operated at time of inspection. It appeared that the 1st floor west-side t'stat was disabled.
FIREPLACES		
Page 29 Item: 1	Gas Fireplace	• Gas fireplace surround/mantle, stone hearth and manufacturer approved startup of fireplace was yet to be completed.
SMOKE & CO DETECTORS		

Page 31 Item: 1	Smoke/CO Detectors	• The Inspector recommends installation of smoke detectors by a qualified contractor to provide fire protection to sleeping areas. • Generally-accepted current safety standards recommend smoke detectors be installed in the following locations: • In the immediate vicinity of the bedbedrooms or in all bedbedrooms • In each story of a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics. • In residential units of 1,200 square feet or more, automatic fire detectors, in the form of smoke detectors shall be provided for each 1,200 square feet of area or part thereof. • Any smoke detector located within 20 feet of a kitchen or bath-bedroom containing a tub or shower must be a photoelectric type. • Smoke detectors can be located on the ceiling with the side of the detector greater than four (4) inches from the wall or on the wall of a bedroom with the top of the detector located four (4) to twelve (12) inches down from the ceiling. All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed. • The Inspector recommends installing carbon monoxide detectors to protect the home. Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces and heaters can introduce dangerously high levels of carbon monoxide onto the indoor air if combustion components need adjustment. Carbon monoxide detectors monitor indoor air and sound an alarm if dangerously high levels of carbon monoxide are detected. They are inexpensive and available at most hardware and home improvement stores.
PLUMBING		
Page 31 Item: 1	PLUMBING General	• DWV pipe for proposed bathroom; unfinished plumbing work noted for the 1st floor (kitchen and bathroom). • Contractor is required to have all piping and piping connections within walls are leak-proof.
Page 32 Item: 2	Water Service Entrance	• Backflow prevention device was not observed. New York State Law requires that the Oyster Bay Water District maintains our water distribution system free of any outside source of contamination. One of the many ways that we provide this protection is by requiring a backflow prevention device to be installed on all homes with automatic irrigation systems.
Page 33 Item: 5	Drain/Waste/Vent Pipes	• Waste Pipe Exit located at the south side of the house/crawlspace. Point of main waste pipe exit was buried below grade; not visible. Normally the whole-house trap and vent pipe are visually accessible here. Whole-house is likely buried and the main vent was incomplete. Final inspection for local code compliance by the town. • Upon completion, the contractor to test all supply water and DWV piping for leaks. Insulate all supply piping routed through unheated spaces.
BATHROOMS		
Page 35 Item: 2	Bathroom#1 Condition	• Floor tile, baseboard heat, door/window hardware, casings, sills, baseboard, moldings/trim, transitions, GFCI/receptacles, switches, lighting, exhaust fan, cabinets/counters, plumbing fixtures, accessories, grab bars, finishes, etc. were not installed. • Shower tile work, plumbing/fixtures, wall accessories, grab bar, enclosure, lighting, finishes, etc. were not installed.
Page 36 Item: 4	Bathroom#2 Condition	• Cracked grout at corner joints noted to have been caused by the structure elevation. Grout repairs recommended to prevent water entry. • Cracked grout at floor-tub joint noted to have been caused by the structure elevation. Grout repairs recommended to prevent water entry. • Cracked tile at outer wall noted to have been caused by the structure elevation. Tile and grout repairs recommended around window to prevent water entry. • Cracked grout at floor-wall joint noted to have been caused by the structure elevation. Grout repairs recommended to prevent water entry.
KITCHEN		

Page 38 Item: 1	Kitchen	• Kitchen porcelain tile flooring, door/window hardware, baseboard, casings, sills, moldings/trim, transitions, kickspace heater, GFCI/receptacles, switches, lighting, cabinets/counters, finishes, appliances, etc. were not yet installed. • New kitchen appliances were yet to be installed. Contractor to provide all user manuals and warranties. Warranties should include contractor workmanship warranty as well as product manufacturer's warranties. • Baseboard heat enclosure parts missing.
LAUNDRY		
Page 40 Item: 2	Appliances	• Washer and dryer was yet to be installed per drawings.
INTERIOR AREAS		
Page 40 Item: 1	INTERIOR	• Utility Room: flooring, doors, baseboard, casings, moldings/trim, transitions, baseboard end-caps, receptacles, switches, lighting, finishes, etc. were not yet installed. • Entryway door hardware, casing, baseboard enclosure, transitions, receptacles/switches, lighting, baseboard, molding, finishes, etc. were not yet installed.
Page 42 Item: 2	Ceiling Conditions	• Ceiling above stair area in garage where homeowner requested/desired the installation of a handicap lift. The concern is that this ceiling may prohibit installation of the desired lift system. It appears possible that this ceiling could be modified to create the required clearance. Recommend a qualified contractor evaluate options/cost for the ceiling modification.
Page 42 Item: 3	Wall Conditions	• Contractor is responsible to clean up all spackle/paint drippings. • Drywall surface damage caused by masking tape. Recommend wall repairs.
Page 43 Item: 4	Floors	• Entryway flooring was not installed.
Page 43 Item: 5	Doors	• Non-standard interior doorway dimensions noted. Interior passage doorways are commonly 6'-8" high and 30" to 32" wide. • Utility Room: The height of a standard doors is 6 feet 8 inches. The height of the rough opening for a door is the door height plus 2-5/8 inches, therefore 82-5/8 inches. The height of the existing rough opening for the utility room door is only 74 inches which is 8-5/8 inches too short.
Page 44 Item: 6	Closets	• 1st floor closet configuration included plumbing risers which was not conducive to the clients needs. Contractor was to reroute risers as requested. • Closet doors and/or hardware was missing throughout the home.
Page 44 Item: 7	Stairs & Handrail	• A compliant handrail was not installed. • Molding and finishes not yet completed.
Page 45 Item: 8	Electrical / Lighting	• One or more electrical receptacles in the utility room was missing a cover plate at the time of the inspection. This condition is a shock/electrocution. Approved cover plates should be installed by a qualified electrical contractor to prevent direct contact with energized electrical components. • Open electrical junction box in utility room was missing cover plate at the time of the inspection. This condition is a shock/electrocution hazard. Approved cover plates should be installed by a qualified electrical contractor to prevent direct contact with energized electrical components. • Entryway electrical and lighting incomplete.
WINDOWS		
Page 46 Item: 1	Window Types	• Several windows were observed to have inadequate jamb extensions and were not flush with the interior wall. The Inspector recommends that the Contractor provide the manufacturer recommended jamb extentions for proper casing installation/finishes.
Page 46 Item: 2	Window Condition	• Several windows were observed to have inadequate jamb extension and were not flush with the wall. The Inspector recommends that the Contractor provide the manufacturer recommended jamb extentions for proper casing finishes.
Bedroom #1		

Page 47 Item: 1	Bedroom #1	• A/C front cover was missing/broken and needs replacement for proper operation.
Bedroom #2		
Page 49 Item: 3	Floors	• Duct penetration through floor that's not to be used; suggest proper closure of floor opening.
Page 50 Item: 4	Windows	• Egress window hardware noted missing/improper. • Front window hardware noted missing.
Master Bedroom		
Page 50 Item: 1	Master Bedroom	• Doors, door/window hardware, baseboard, casings, sills, moldings/trim, transitions, receptacles, switches, lighting, baseboard enclosure parts, finishes, etc. were not yet installed.
Dining Room		
Page 53 Item: 2	Walls	• Uneven corner joint work; rework/add'l sanding suggested here.
Family Room		
Page 53 Item: 1	Family Room	• Door/window hardware, baseboard, casings, sills, moldings/trim, transitions, receptacles, switches, lighting, baseboard enclosure parts, finishes, etc. were not yet installed.
ROOF		
Page 55 Item: 2	Roof Condition	• Signs of inferior workmanship by roofers. Conditions that can lead to water intrusion noted. The Inspector recommends review by a qualified roofing contractor to provide remedial improvements and warranty workmanship for the roof. • Exposed and countersunk nail heads at roofing material. Recommend sealing all fastener heads. • Roofing nails must be corrosion resistant; for example galvanized, aluminium, copper or stainless steel. • Some shingles damaged; improper nails used; undercut shingles; shoddy repairs noted Recommend proper repairs by a licensed qualified roofing contractor. • Shingles extended to far over gutter which may affect proper gutter drainage; recommend corrective action.
Page 58 Item: 3	Vents	Due to the low-slope roof where plumbing vent penetrates roof the Inspector recommends sealing around shingle cut to ensure that no snow/ice/water intrusion occurs at this south side location.
GUTTERS & DOWNSPOUTS		
Page 59 Item: 1	Gutters & Downspouts	Downspout extensions missing: splash blocks insufficient. Recommend extending downspouts 4 ft minimum where possible to divert run-off away from the structure to prevent soil erosion at the slab foundation perimeter and to prevent water seepage through foundation walls.
EXTERIOR WALLS		
Page 61 Item: 1	Siding	• Seal all openings in siding at utility/service penetrations to prevent water intrusion into the structure.
Page 61 Item: 2	Masonry Veneer	• Missing and loose cap stones at front wall; incomplete work. • Suggest extending stone veneer down to the grade-line. Otherwise, remove wood guides at front as this may attract termites.
EXTERIOR TRIM		
Page 62 Item: 1	Exterior Trim General	• Some signs of sloppy trim work noted at rear dormer.
EXTERIOR DOORS		
Page 63 Item: 1	Exterior Doors	• Exterior door for crawlspace not finished or secured. Recommend contractor provide a properly finished and lockable access door. • Front door hardware was missing. • Front door bell was not installed.
EXTERIOR WINDOWS		

Page 64 Item: 1	Exterior Windows	• All window screens were missing. Contractor to provide.
EXTERIOR UTILITIES		
Page 65 Item: 1	Exterior Utilities	• Exterior fixture/device not installed at south-facing wall leaving exposed wires. • Exterior fixture/device not installed at north-facing wall leaving exposed wires.
Page 65 Item: 2	Exterior GFCI/Receptacles	• Exterior GFCI type receptacles were not installed at east side (2 places) leaving exposed wires that can potentially become energized. • Exterior GFCI type receptacles were not installed at front leaving exposed wires that can potentially become energized.
Page 66 Item: 3	Exterior Lighting	• Exterior light fixture not installed at SE corner leaving exposed wires that can potentially become energized. • Exterior light fixtures not installed at three mounting bases at the east wall, leaving exposed wires that can potentially become energized. • Exterior light fixture not installed at north facing wall leaving exposed wires that can potentially become energized. • Exterior four light fixtures not installed at east facing wall leaving exposed wires that can potentially become energized. • Exterior light fixture not installed at front porch. • Exterior recessed can trim rings and bulbs not installed at front porch.
Page 68 Item: 4	Hose Bibs	• Hose bibs were not not properly mounted; twisted occurs at PEX tube connection when used causing potential for leak inside the wall. Recommend completing installation of hose bibs asap to prevent the twisting.
GARAGE		
Page 69 Item: 1	General Conditions	• Guardrail (temporary) for fall protection was missing at time of inspection. • 2x4 post supporting the stair landing appears temporary and is insufficient. Drawings call for a 4x4 post anchored to slab. • Drawings call for a "Footing for lift as per manufacturer specifications" adjacent to the stairs. Did the contractor request the lift manufacturer specifications in order to size the footing and coordinate the dimensions of the stairs, etc. in order to allow clearance for the lift?
Page 70 Item: 3	Ceiling/Walls	• Garage unconditioned space, recommend painting exposed drywall.
Page 70 Item: 4	Electrical / Lighting	• Exposed electrical wires at garage ceiling for missing garaged door opener and light fixture. • Open junction boxes observed; incomplete work. Exposed wires are a safety concern. Recommend completing work or install proper covers, as needed for safety. • Cover plate missing. Provide missing receptacle and switch cover plates.
Page 71 Item: 5	Door to Living Space	• Fire rated doors to living spaces with self-closing hardware were not installed.
Page 71 Item: 6	Door to Exterior	• Rear garage door appeared weathered with signs of peeled paint and mildew at painted frame. Signs of water intrusion due to a lack of weather proofing. Recommend repainting and caulking all gaps where water can enter the garage. • Rear door dead bolt hardware missing.
Page 72 Item: 7	Vehicle Door Opener	• Vehicle door opener was missing. Recommend having a qualified contractor perform installation.
GROUNDS		
Page 73 Item: 1	Grading	• Grounds grading per the drawings was not completed.
Page 74 Item: 4	Site Utilities	• Underground electrical work was incomplete at east side and dock area.
PORCH / BALCONY AREA		

Page 75 Item: 1	Porch	• Foundation piers for porch support posts did not extend high enough above grade to prevent wood post contact with soil. This condition will cause eventual decay of post bases. The Inspector recommends correction by a qualified contractor to prevent soil contact with wood posts, framework and lattice. • Porch structure finishes missing including fascia boards, frames and lattice. • Porch steps and concrete walkway was not installed. • After final regrading the front landscape the finished porch may have walking surface greater than 30 inches above grade which would be required to be protected by a guardrail. Safe building practices dictate that any walking surface 30 inches or more above grade should have a guardrail. • The porch was attached to the home by a ledger fastened to the exterior walls with nails only. The inspector recommends fastening the ledger to the home with adequate hardware such as corrosion resistant lag screws of proper size. All work should be performed by a qualified contractor. • Mailbox not installed. • From the porch surface to the door threshold, the step riser exceeded the 7¾-inch maximum recommended by generally-accepted standards. This condition is a potential trip hazard. All corrections should be made by a licensed qualified contractor. • Per the drawings, Front Elevation shows the porch surface even with the door threshold height.
Page 77 Item: 2	Porch Roof	• Columns/Crowns not properly fitted to portico. This appears to be a cosmetic concern. Suggest corrective action.
DECK AREA		
Page 77 Item: 1	Foundation	• Foundation piers for deck support posts did not extend high enough above grade to prevent wood post contact with soil. This condition will cause eventual decay of post bases. The Inspector recommends correction by a qualified contractor to prevent soil contact with wood. Suggest regrading the area under the deck to lower soil level around wood posts and framework.
Page 78 Item: 2	Structure	• Deck structure finishes missing including fascia boards, frames and lattice.
Page 79 Item: 4	Planking	• The planking was uneven where connected to adjoining deck area. Potential trip hazard. Suggest shimming planks to reduce severity.
Page 79 Item: 5	Guardrails	• Post cap did not fit properly due to over extended wood post.
Page 80 Item: 6	Stair Structure	• Composite planks at steps were not adequately fastened and were lifting at stringers. These planks were not fastened using the manufacturer clips. Recommend securing all plank ends to stringers. • Recommend proving a masonry foundation at the base of the deck stairs such as a poured concrete landing.
OUTBUILDINGS		
Page 81 Item: 1	Shed	• Site Plan calls out "Existing Shed to be relocated to compliant location".
GENERAL REMARKS		

Page 83 Item: 1	General	The following items are based on the Client's input which may not have been mentioned in the body of the report: 1. Repair partially collapsed fence where neighbor's was leaning. 2. Provide Lighting at dock area. 3. Stonework was not installed in front on the perimeter of porch. 4. Provide clean fill as required and provide top soil. 5. Hard wire generator to electric panel. 6. Concrete had fallen out of cinder block when installing wall on north side of house was left on walkway. 7. Columns on front porch have rusted screws. 8. New garage door damaged by construction crew must be replaced. 9. House needs to be power washed. 10. Installation of ceramic/porcelain tile floor in the Kitchen, Laundry room and Bathroom. 11. In the base of the shower, in one of the corners, the floor dips down more than other areas. Please check to make sure the is not a opening in the subfloor and that the finished base will be stable and even. 12. Installation of Stove exhaust vent through roof. 13. Appliance installations - ice maker for refrigerator, washer, dryer, sink, diswasher, toekick heater. 14. Puck lights over half wall in kitchen not evenly spaced (off by quite a bit). 15. Ductless 2-zone Air Conditioning System for first floor needs to be supplied and installed. Since they can't use conventional ducted central air conditioning, the contractor suggested the Ductless system. Mitsubishi Vendor suggested one 24K to 36K Btu/Hr capacity Ductless Heating & Cooling System with one indoor unit over the fireplace and another indoor unit of 7K or 9K capacity in the 1st floor bedroom. Contractor stated that 230VAC supply for the outdoor unit has been installed. 16. Platform from kitchen into garage needs to be replaced from a 3'X 4' size to a 4'X 4' size to accommodate the wheelchair lift. Stairs need to be resized from a 4 foot wide staircase to a 3 foot wide staircase to accommodate the lift. Ceiling above where the wheelchair lift will be install has to be altered by making the slant a different direction in order to accommodate the wheelchair lift. 17. Fireplace surround/mantel was supposed to be made or purchase per Client specs (7 or 8 feet around fireplace unit). 18. Slightly raised stone hearth needed for base 19. North side of deck in the rear of the house does not line up to stairs made making it difficult to install a gate to the entrance of the stairs. 20. Railing is missing on the front porch. Stones were not put on the front facade of the porch. Steps from the porch should be approx 7 feet wide (I would have to measure it.) Stone was suppose to be installed on the rise of the steps. 21. Two 220VAC electric lines need to be installed on outside of walls (1 in each bedroom upstairs) The electric is suppose to be there, but the Client is not sure. 22. Contractor to supply all new doors needed on first floor. 23. Client needs something to replace the double closet doors shown for the bedroom. Need something that doesn't take space when opening, such as double Bi-fold doors.

SUMMARY COMMENTS

1. Summary

• The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only.

INSPECTION DETAILS

1. Attendees

Client present

2. Occupancy

Vacant
Utilities to the home were on. However, only partial utility distribution throughout the home was active at time of the inspection, i.e., incomplete electrical distribution, incomplete supply water and DWV piping.

3. Satellite Map

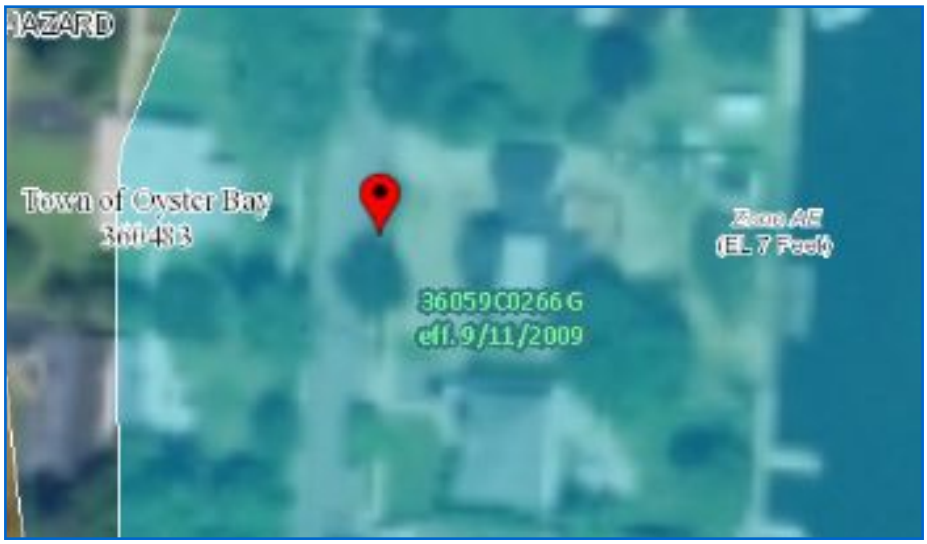
INSPECTION DETAILS Satellite Map

NATURAL HAZARDS

1. Flood

• The home was located in an area designated by the Federal Emergency Management Agency (FEMA) as an AE Zone, which is a high flood risk area lying within a 100-year flood zone and described by FEMA as having a 26% chance of flooding over the life of a 30-year mortgage. You should be familiar with any special preparations, precautions or actions necessary on your part to help ensure your safety if such conditions develop. You can view detailed FEMA flood maps at: https://msc.fema.gov/portal/home
You may wish to investigate the National Flood Insurance Program, online at: http://www.fema.gov/national-flood-insurance-program. You can learn how to protect your family with the FEMA publication on emergency preparations, available free online at: http://www.fema.gov/media-library-data/20130726-1549-20490-2111/basic_preparedness.pdf

NATURAL HAZARDS Continued



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BUILDING PERMITS

1. Building Permits

• Suggest seller provide C.O. for all additions/modifications to the house structure.

STRUCTURE

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Structure Description

• Building Type: Single Family
• House Style: Cape Cod
• Gable roof type noted.
• Roof Structure: 2x6 Rafters 16" O.C., 2x8 ridge beam, T&G roof boards.
• Exterior Walls: 2x4 wood framing.
• Main Floor Structure: Wood triple 2x10 main beams supported by steel posts in conc., 2x8 Joists 16" O.C. (w/cross braces), Plywood floor boards.
• Foundation: Concrete Block.
• Elevated foundation construction included a crawlspace and partial slab on grade.

STRUCTURE Continued

Main Floor Structure: Wood triple 2x10 main beams supported by steel posts in conc., 2x8 Joists 16" O.C. (w/cross braces), Plywood floor boards.

Main Floor Structure: Wood triple 2x10 main beams supported by steel posts in conc., 2x8 Joists 16" O.C. (w/cross braces), Plywood floor boards.

Roof Structure: 2x6 Rafters 16" O.C., 2x8 ridge beam, T&G and plywood roof boards.

2. General Conditions

• Inspection of the structure was limited by the fact that All of the structural components were hidden from visual inspection. The Inspector's comments are limited to only those portions of the structure he could view directly.
• No signs of previous Treatment for termites was observed. Refer to NPMA-33 report form.
• No sign of termite damage/activity was observed at the visible portions of the structure. Refer to NPMA-33 report.
• Inspector observed Some deficiencies in the condition of the home structure at the time of the inspection. Notable exceptions will be listed in this report.

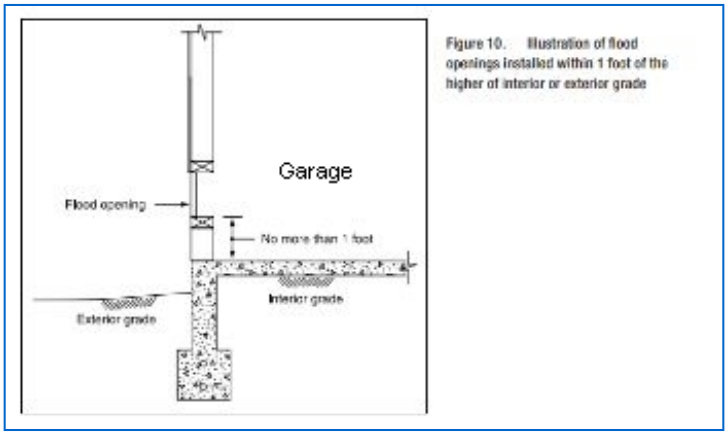
STRUCTURE Continued

3. Foundation Walls

• Below Elevated Buildings in Special Flood Hazard Areas
The National Flood Insurance Program (NFIP) regulations require that residential buildings constructed in A zones have the lowest floor (including crawlspace, garage, etc.) elevated to or above the base flood elevation (BFE). Enclosed areas (enclosures) are permitted under elevated buildings provided the enclosed areas meet certain use restrictions and construction requirements related to flood resistance, including use of flood damage-resistant materials and installation of openings to allow for automatic entry and exit of floodwaters.

If enclosure walls are not designed with openings to relieve the pressure of standing or slow-moving water against them (called
hydrostatic loads), the walls can be damaged or fail during a flood. If the walls are “load-bearing” walls that support the elevated building, failure of the walls may result in damage to, or collapse of, the building. To address this concern, the NFIP regulations require that enclosure walls contain openings that will allow for the automatic entry and exit of floodwaters. These openings allow floodwaters to reach equal levels on both sides of the walls, thereby lessening the potential for damage caused by a difference in hydrostatic loads on opposite sides of the walls. In A zones, the requirement for flood openings applies to all enclosed areas below new elevated buildings and below substantially improved buildings.

In accordance with the NFIP, the bottom of each flood opening is to be located no higher than 1 foot above the higher of the final interior or exterior grades under the opening. Therefore, placement of the openings in the foundation wall requires knowledge of the expected finished exterior grade and the final interior grade of the crawlspace.
• IMPROVE: Foundation seepage can be reduced or eliminated by extending the gutter downspouts away from the foundation and regrading exterior landscape at noted locations.• Damaged concrete block at flood opening at rear of garage. Suggest concrete repair.
• Recommend contractor unblock flood vents upon completion of work.



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Damaged concrete block at flood opening at rear of garage. Suggest concrete repair.

STRUCTURE Continued

All flood opening vents must be FEMA compliant. Recommend unblocking flood vents upon completion of work.

Recommend contractor unblock flood vents upon completion of work.

In accordance with the NFIP, the bottom of each flood opening is to be located no higher than 1 foot above the higher of the final interior or exterior grades under the opening. Therefore, placement of the openings in the foundation wall requires knowledge of the expected finished exterior grade and the final interior grade of the crawlspace.

4. Beams & Columns

• South most column was not centered under the main beam leaving the beam partially unsupported (note: main bean not supported by foundation wall). This column was not installed vertically, resulting in beam separation. Recommend structural repair by a licensed qualified contractor to provide proper support of the main beam.
• Nailed splices of main beam components noted at unsupported locations (no column) along beam spans. The Inspector recommends installing properly arranged through-bolt pattern at each of these locations by a licensed qualified contractor.

STRUCTURE Continued

South most column was not centered under the main beam leaving it partially unsupported (note: main bean not supported by foundation wall). This column was not installed vertically, resulting in triple beam separation. Recommend structural repair by a licensed qualified contractor to provide proper support of the main beam.

South most column was not centered under the main beam leaving it partially unsupported. This column was not installed vertically.

Nailed splices of main beam components noted at unsupported locations (no column) along beam spans. The Inspector recommends providing a properly arranged through-bolt pattern at each of these locations by a licensed qualified contractor.

5. Main Floor Structure

• Floor joists were toe-nailed to main beams. This is not compliant with current building standards. Recommend installing proper joist fasteners such as Simpson Strong-Ties.

STRUCTURE Continued

Floor joists were toe-nailed to main beams. This is not compliant with current building standards. Recommend installing proper joist fasteners such as Simpson Strong-Ties.

6. Roof Structure

• Roof board repairs noted, due to damage incurred during roof cover replacement.
• Damage noted at roof boards along roof ridge; persons stepping near the ridge can easily damage the ridge cap shingles in this area.

Roof board repairs noted, due to damage incurred during roof cover replacement.

Damage noted at roof boards along roof ridge; persons stepping near the ridge can easily damage the ridge cap shingles in this area/s.

CRAWLSPACE

CRAWLSPACE Continued

1. Crawlspace

• Readily accessible
• Crawlspace access via wall opening in Garage. Exterior access also provided.
• Conditions inspected: crawled in space
• Crawlspace floor is concrete.• Crawlspace access door was missing in garage. Recommend a proper door be installed.
• Inspector did not observe utility branches for connecting to the water supply or electric lines serving the bulkhead area.
• Per the Foundation Plan a crawlspace access door is required at the south exterior wall.

Crawlspace access door was missing. Recommend a proper door be installed.

Main crawlspace

Interior access to east crawlspace area.

East crawlspace area, looking north.

CRAWLSPACE Continued

Inspector did not observe utility branches for connecting to the water supply or electric lines serving the bulkhead area.

East crawlspace area, looking south.

Main crawlspace

2. Floor

• Crawlspace floor is concrete.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the crawlspace concrete floor slab.

3. Insulation

• Fiberglass batt insulation with vapor barrier noted in joist cavities and perimeter joist bays.• Batt insulation was observed to be hanging/missing at a few joist cavity locations. Recommend restoring missing/hanging insulation and securing in place using insulation support wires.
• Batt insulation was observed to be damaged at a few joist cavity locations. Recommend replacing damaged insulation to enhance the homes heating efficiency.

CRAWLSPACE Continued

Batt insulation was observed to be hanging/missing at a few joist cavity locations. Recommend restoring missing/hanging insulation and securing in place using insulation support wires.

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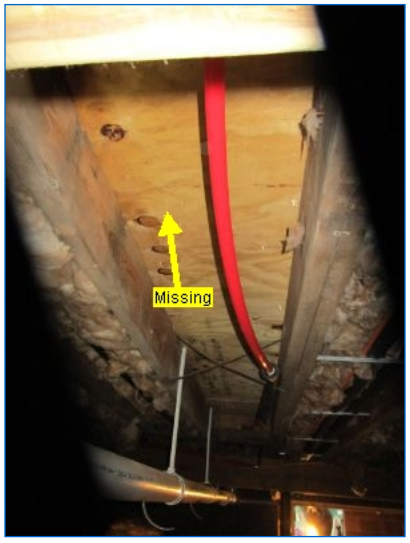

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CRAWLSPACE Continued

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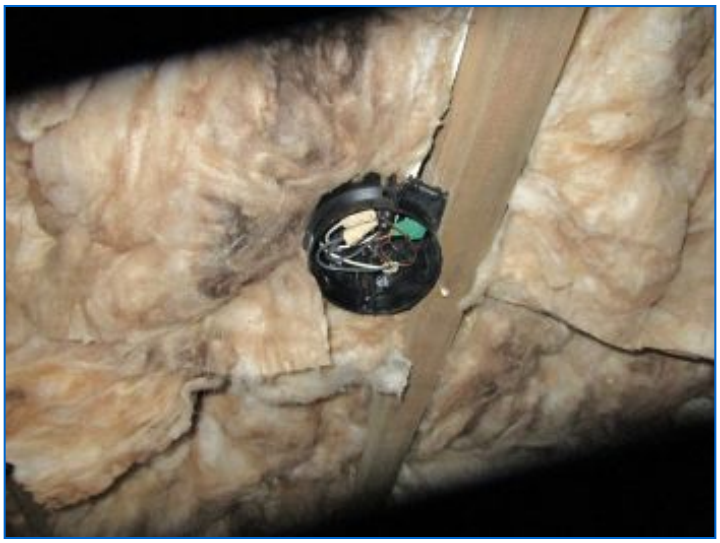
CRAWLSPACE Continued

4. Electrical / Lighting

• Potentially abandoned wiring visible in the crawlspace should be evaluated by a qualified electrical contractor to determine whether any wiring is still energized. Improperly terminated, energized wiring is a shock/electrocution hazard.
• Proper lighting and GFCI type receptacles were not installed in the crawlspace. Recommend licensed electrician provide lighting and GFCI receptacles.
• Hanging, uncovered receptacle box should be mounted to the structure and covered using a listed cover.
• Poorly supported wires visible in the crawlspace should be properly fastened. Safe building practices require branch conductors to be supported at intervals no greater than 4 feet-6 inches. The Inspector recommends correction by a qualified contractor.
• Potentially live electrical wires/splices exposed to touch in the crawlspace; electric shock hazard. Wires should be contained within electric box and a listed cover installed.
• Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed for safety.
• Damaged cable with potentially live electrical wires exposed to touch in the crawlspace; electric shock and short circuit hazard. Defective wires should be removed and replaced by a licensed electrician.

Proper lighting and GFCI type receptacles were not installed in the crawlspace. Recommend licensed electrician provide lighting and GFCI receptacle provisions.



Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed for safety.

CRAWLSPACE Continued

Hanging, uncovered receptacle box should be mounted to the structure and covered using a listed cover.

Potentially abandoned wiring visible in the crawlspace should be evaluated by a qualified electrical contractor to determine whether any wiring is still energized. Improperly terminated, energized wiring is a shock/electrocution hazard.

Damaged cable with potentially live electrical wires exposed to touch in the crawlspace; electric shock and short circuit hazard. Defective wires should be removed and replaced by a licensed electrician.

Proper GFCI type receptacles were not installed in the crawlspace. Recommend licensed electrician provide GFCI receptacle provisions.

5. Plumbing

- Water supply lines in unheated spaces should be insulated as a minimum, (crawlspaces, exterior walls, etc.).
- Water supply lines located in unheated crawlspace are susceptible to freeze damage. Proper weatherization may be needed to prevent damage to water lines. Recommend review by a qualified contractor for protection against possible freeze damage.
- Inadequately supported piping observed at Crawlspace. Recommend installing additional pipe hangers as necessary.

CRAWLSPACE Continued

Water supply lines in unheated spaces should be insulated as a minimum, (crawlspaces, exterior walls, etc.).

6. Sump Pump

• Two sump pump installations in the crawlspace were incomplete (pumps/covers missing, electric, drain and vent piping missing). A sump pump is a water pump installed in a pit in the lower level of the home. This system protects the home from water intrusion by discharging rising groundwater or seepage from surface runoff to the exterior of the home or to a waste pipe or storm drain. Final drain connections to be inspected for local code compliance. Sump pumps require periodic maintenance to ensure that they work when they're needed. The Inspector recommends having it serviced immediately to remove any construction debris, and asking the service provider for advice on the best maintenance schedule.

Main Crawlspace: Sump pump installation was incomplete (pump/cover missing, electric, drain and vent piping missing).

East Crawlspace: Sump pump installation was incomplete (pump/cover missing, electric, drain and vent piping missing).

ATTIC

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

ATTIC Continued

1. Access

• Pull-down ladder located in Garage.

Pull-down ladder located in Garage.

2. Insulation

Description:
• Fiberglass batts with kraft paper facing noted.
• Insulation installed in floor joist cavities.
• Insulation depth varies 7 - 8 inches (R-24 overall); Good. NOTE: Latest energy conservation standards call for 9-10 inches (R-26). Additional insulation may be installed where possible for enhanced energy efficiency of the home.

Insulation depth varies 7 - 8 inches (R-24 overall); Good. NOTE: Latest energy conservation standards call for 9-10 inches (R-26). Additional insulation may be installed where possible for enhanced energy efficiency of the home.

3. Electrical/Lighting

• Incomplete electrical for attic lighting noted.
• Attic storage lift did not have a dedicated outlet installed.

ATTIC Continued

Incomplete electrical for attic lighting noted.

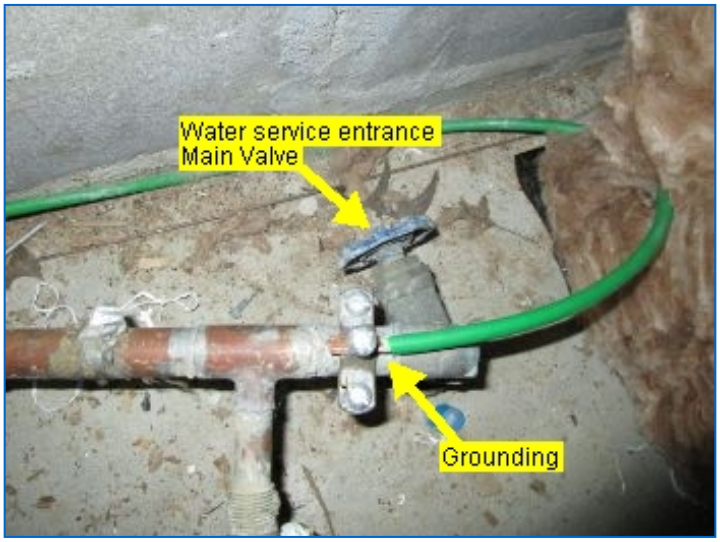
Attic storage lift did not have a dedicated outlet installed.

ELECTRICAL

1. Electrical Service Entrance

• System Grounding: Ground wire connection noted at water main. Suggest having electrician ensure that ground is continuous.

Overhead electrical service drop and riser showed no major system safety or function concerns at time of inspection.



System Grounding: Ground wire connection noted at water main. Suggest having electrician ensure that ground is continuous.

2. Main Panel/s

Description:
• Main Panel in Utility room.
• Main Disconnect: 200 amp main breaker serves the property.
• Main Panel: 40 circuit breaker spaces; 0 spare breaker space(s) noted.
• Main Panel: Several breakers were in the OFF position; ongoing construction.
• GFCI type circuit breaker/s noted; suggest electrician identify these circuits' use.

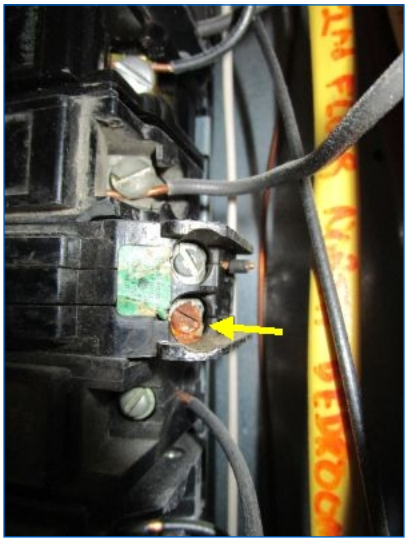
ELECTRICAL Continued

Main Disconnect: 200 amp main breaker serves the property.

3. Main Panel Conditions

• Panel cover was found removed at time of inspection. Exposing live electrical wires is an electrocution hazard. Recommend immediate reinstallation of panel box cover.
• Distribution wiring observed consisted of copper, non-metallic sheathed cable.• Excessive wire lengths in panel box; overcrowded condition. Recommend qualified electrician reduce crowding by shorten wire lengths. Provide proper circuit breaker index.
• Upon completion of construction the Inspector recommends having a licensed qualified Electrician provide final inspection of the electrical system and issue an Underwriter's Certificate.
• Rust stain at breaker/s; signs of corrosion at breaker terminal may cause overheating. Recommend having breaker connections evaluated by a licensed electrician.

Panel cover was found removed at time of inspection. Exposing live electrical wires is an electrocution hazard. Recommend immediate reinstallation of panel box cover; ongoing construction. Upon completion of construction the Inspector recommends having a licensed qualified Electrician provide final inspection of the electrical system and issue an Underwriter's Certificate.



Rust stain at breaker/s; signs of corrosion at breaker terminal may cause overheating. Recommend having breaker connections evaluated by a licensed electrician.

ELECTRICAL Continued

Excessive wire lengths in panel box; overcrowded condition. Recommend qualified electrician reduce crowding by shorten wire lengths. Provide proper circuit breaker index.

Distribution wiring observed consisted of copper, non-metallic sheathed cable.

Panel cover was found removed at time of inspection. Exposing live electrical wires is an electrocution hazard. Recommend immediate reinstallation of panel box cover.

4. Electrical Wiring Conditions

• Contractor is required to have all electrical terminations be performed by a licensed electrician to ensure that no unused live wires are left behind walls.

GFCI & Receptacles

1. GFCI Protection

• Provide GFCI protected receptacles near water sources where noted per the current standard for occupant safety. Current Standard: GFCI protected receptacles are currently required at all bathrooms, kitchen counter tops, garages, outdoors, laundry areas, unfinished basements, crawlspaces at or below grade, and other potentially wet areas.

GFCI & Receptacles Continued

2. Receptacles

• GENERAL: Random outlet testing is performed to identify wiring conditions at accessible receptacles throughout the home. Notable exceptions will be listed in this report. Receptacles may be reported as being "ungrounded" and/or "reverse wired". We suggest hiring a qualified electrician to correct these deficiencies where noted.

HEATING

1. Heating Equipment

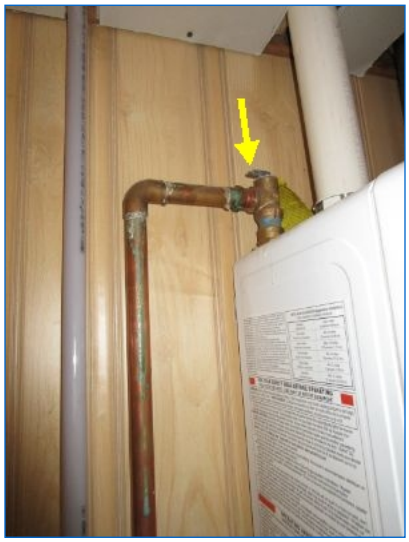
Description:
• Heater Type: Gas-fired, Combination Tankless Boiler & Water Heater (CBWH); Manufactured by Navien.
• Heating Equipment located in Utility room area was operable.

Heater Type: Gas-fired, Combination Tankless Boiler & Water Heater (CBWH); Manufactured by Navien.

Heating Equipment located in Garage area was operable; delivering 177F supply water temperature.

2. Heating Equip. Condition

• Exposed electrical wiring observed at boiler. Cover all electrical connections to prevent shocks.
• Circulator terminal box cover was open; exposed wires, contractor to close box.



TPR (Temperature Pressure Relief) valve and discharge pipe show no deficiencies.

Gas shut-off valve and drip leg located at boiler.

HEATING Continued

Circulator terminal box cover was open; exposed wires, contractor to close box.

3. Fuel - Gas Supply

Gas service elevated pressure pipe was not vertical; possibly stressing the pipe. This is not typical of gas company installations. Recommend asking National grid to review installation and coordinate corrective action with contractor.

Gas service elevated pressure pipe was not vertical; possibly stressing the pipe. This is not typical of gas company installations. Recommend asking National grid to review installation and coordinate corrective action with contractor.

4. Heat Distribution

• Distribution pump/piping installed indicates a 3 zone system, however only 2 thermostats were made active. All pumps had operated at time of inspection. It appeared that the 1st floor west-side t'stat was disabled.

HEATING Continued

Distribution pump/piping installed indicates a 3 zone system, however only 2 thermostats were made active. All pumps had operated at time of inspection. It appeared that the 1st floor west-side t'stat was disabled.

COOLING

1. A/C Equip. Condition

Unused cable for future A/C condenser at south side. Seal all openings in siding to prevent water intrusion into the structure.

FIREPLACES

1. Gas Fireplace

• The home contained a gas-burning fireplace located in the Family room was operable. The Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA) prior to use. Find a CSIA-certified inspector near you at http://www.csia.org/search
• Gas fireplace surround/mantle, stone hearth and manufacturer approved startup of fireplace was yet to be completed.

FIREPLACES Continued

Gas fireplace surround/mantle, stone hearth and manufacturer approved startup of fireplace was yet to be completed.

Gas fireplace surround/mantle, stone hearth and manufacturer approved startup of fireplace was yet to be completed.

SMOKE & CO DETECTORS

SMOKE & CO DETECTORS Continued

1. Smoke/CO Detectors

• MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke/CO Alarm operation is functioning.• The Inspector recommends installation of smoke detectors by a qualified contractor to provide fire protection to sleeping areas.
• Generally-accepted current safety standards recommend smoke detectors be installed in the following locations:
• In the immediate vicinity of the bedbedrooms or in all bedbedrooms
• In each story of a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics.
• In residential units of 1,200 square feet or more, automatic fire detectors, in the form of smoke detectors shall be provided for each 1,200 square feet of area or part thereof.
• Any smoke detector located within 20 feet of a kitchen or bath-bedroom containing a tub or shower must be a photoelectric type.
• Smoke detectors can be located on the ceiling with the side of the detector greater than four (4) inches from the wall or on the wall of a bedroom with the top of the detector located four (4) to twelve (12) inches down from the ceiling.
All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.
• The Inspector recommends installing carbon monoxide detectors to protect the home. Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces and heaters can introduce dangerously high levels of carbon monoxide onto the indoor air if combustion components need adjustment. Carbon monoxide detectors monitor indoor air and sound an alarm if dangerously high levels of carbon monoxide are detected. They are inexpensive and available at most hardware and home improvement stores.

PLUMBING

1. PLUMBING General

• Plumbing pipes not fully visible for inspection due to insulation and finished walls/ceilings.• DWV pipe for proposed bathroom; unfinished plumbing work noted for the 1st floor (kitchen and bathroom).
• Contractor is required to have all piping and piping connections within walls are leak-proof.

DWV pipe for proposed bathroom; unfinished plumbing work noted for the 1st floor (kitchen and bathroom).

PLUMBING Continued

2. Water Service Entrance

• Public water service entrance located in Crawlspace.
• Water Service Entrance: 3/4" Copper line with shutoff valve/s. Meter external to the structure.
• The main water supply valve to the home was only slightly open at the time of inspection. This resulted in poor water flow rate at the 2nd floor bathroom. The Inspector was instructed to leave it in the opened position which improved the flow rate.
• Backflow prevention device was not observed. New York State Law requires that the Oyster Bay Water District maintains our water distribution system free of any outside source of contamination. One of the many ways that we provide this protection is by requiring a backflow prevention device to be installed on all homes with automatic irrigation systems.

Water Service Entrance: 3/4" Copper line with shutoff valve/s. Meter external to the structure. The main water supply valve to the home was only slightly open at the time of inspection. This resulted in poor water flow rate at the 2nd floor bathroom. The Inspector was instructed to leave it in the opened position which improved the flow rate.

3. Water Supply Piping

• Water supply pipes not fully visible for inspection due to finished ceilings and walls.

4. Water Pressure

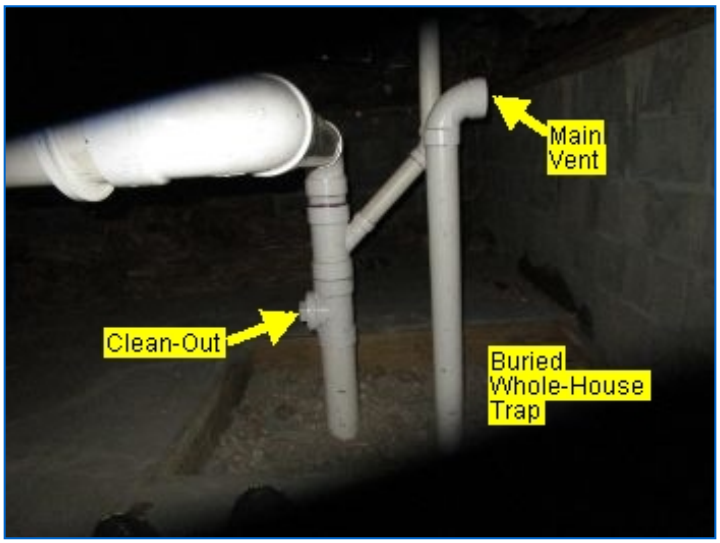
• Water pressure measured 80 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi.

PLUMBING Continued

Water pressure measured 80 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi.

5. Drain/Waste/Vent Pipes

• Waste disposal is public.
• Waste Pipe Materials observed include: PVC / Brass. • Waste Pipe Exit located at the south side of the house/crawlspace. Point of main waste pipe exit was buried below grade; not visible. Normally the whole-house trap and vent pipe are visually accessible here. Whole-house is likely buried and the main vent was incomplete. Final inspection for local code compliance by the town.
• Upon completion, the contractor to test all supply water and DWV piping for leaks. Insulate all supply piping routed through unheated spaces.



Waste Pipe Exit located at the south side of the house/crawlspace. Point of main waste pipe exit was buried below grade; not visible. Normally the whole-house trap and vent pipe are visually accessible here. Whole-house is likely buried and the main vent was incomplete. Final inspection for local code compliance by the town.

WATER HEATER

WATER HEATER Continued

1. WATER HEATER

Description:
• Tankless demand unit water heater, direct-fired (gas) was operable.

2. Water Heater Condition

Temperature Pressure Relief (TPR) valve and discharge pipe showed no deficiencies.

BATHROOMS

1. Bathroom#1 Description

1st Floor Bathroom

1st Floor Bathroom

2. Bathroom#1 Condition

• Floor tile, baseboard heat, door/window hardware, casings, sills, baseboard, moldings/trim, transitions, GFCI/receptacles, switches, lighting, exhaust fan, cabinets/counters, plumbing fixtures, accessories, grab bars, finishes, etc. were not installed.
• Shower tile work, plumbing/fixtures, wall accessories, grab bar, enclosure, lighting, finishes, etc. were not installed.

BATHROOMS Continued

Shower tile work, plumbing/fixtures, wall accessories, grab bar, enclosure, lighting, finishes, etc. were not installed.

Floor tile, baseboard heat, door/window hardware, casings, sills, baseboard, moldings/trim, transitions, GFCI/receptacles, switches, lighting, exhaust fan, cabinets/counters, plumbing fixtures, accessories, grab bars, finishes, etc. were not installed.

Floor tile, baseboard heat, door/window hardware, casings, sills, baseboard, moldings/trim, transitions, GFCI/receptacles, switches, lighting, exhaust fan, cabinets/counters, plumbing fixtures, accessories, grab bars, finishes, etc. were not installed.

Shower tile work, plumbing/fixtures, wall accessories, grab bar, enclosure, lighting, finishes, etc. were not installed.

BATHROOMS Continued

Floor tile, baseboard heat, door/window hardware, casings, sills, baseboard, moldings/trim, transitions, GFCI/receptacles, switches, lighting, exhaust fan, cabinets/counters, plumbing fixtures, accessories, grab bars, finishes, etc. were not installed.

Floor tile, baseboard heat, door/window hardware, casings, sills, baseboard, moldings/trim, transitions, GFCI/receptacles, switches, lighting, exhaust fan, cabinets/counters, plumbing fixtures, accessories, grab bars, finishes, etc. were not installed.

3. Bathroom#2 Description

2nd Floor Hall Bathroom, Toilet, Vanity, Built-in Tub

2nd Floor Hall Bathroom

4. Bathroom#2 Condition

- Cracked grout at corner joints noted to have been caused by the structure elevation. Grout repairs recommended to prevent water entry.
- Cracked grout at floor-tub joint noted to have been caused by the structure elevation. Grout repairs recommended to prevent water entry.
- Cracked tile at outer wall noted to have been caused by the structure elevation. Tile and grout repairs recommended around window to prevent water entry.
- Cracked grout at floor-wall joint noted to have been caused by the structure elevation. Grout repairs recommended to prevent water entry.

BATHROOMS Continued

Cracked grout at corner joints noted to have been caused by the structure elevation. Grout repairs recommended to prevent water entry.

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Cracked tile at outer wall noted to have been caused by the structure elevation. Tile and grout repairs recommended around window to prevent water entry.

BATHROOMS Continued

Cracked grout at floor-wall joint noted to have been caused by the structure elevation. Grout repairs recommended to prevent water entry.

KITCHEN

1. Kitchen

• Kitchen porcelain tile flooring, door/window hardware, baseboard, casings, sills, moldings/trim, transitions, kickspace heater, GFCI/receptacles, switches, lighting, cabinets/counters, finishes, appliances, etc. were not yet installed.
• New kitchen appliances were yet to be installed. Contractor to provide all user manuals and warranties. Warranties should include contractor workmanship warranty as well as product manufacturer's warranties.
• Baseboard heat enclosure parts missing.

Kitchen porcelain tile flooring, door/window hardware, baseboard, casings, sills, moldings/trim, transitions, kickspace heater, GFCI/receptacles, switches, lighting, cabinets/counters, finishes, appliances, etc. were not yet installed.

Kitchen porcelain tile flooring, door/window hardware, baseboard, casings, sills, moldings/trim, transitions, kickspace heater, GFCI/receptacles, switches, lighting, cabinets/counters, finishes, appliances, etc. were not yet installed.

KITCHEN Continued

Kitchen porcelain tile flooring, door/window hardware, baseboard, casings, sills, moldings/trim, transitions, kickspace heater, GFCI/receptacles, switches, lighting, cabinets/counters, finishes, appliances, etc. were not yet installed.

Kitchen porcelain tile flooring, door/window hardware, baseboard, casings, sills, moldings/trim, transitions, kickspace heater, GFCI/receptacles, switches, lighting, cabinets/counters, finishes, appliances, etc. were not yet installed.

Baseboard enclosure parts missing.

Some plumbing stub-ups noted.

LAUNDRY

1. Laundry

• LIMITATION: Unable to test functionality of utilities serving appliances due to the lack of completion of the laundry installation at the time of inspection.

LAUNDRY Continued

LIMITATION: Unable to test functionality of utilities serving appliances due to the lack of completion of the laundry installation at the time of inspection.

2. Appliances

• Washer and dryer was yet to be installed per drawings.

INTERIOR AREAS

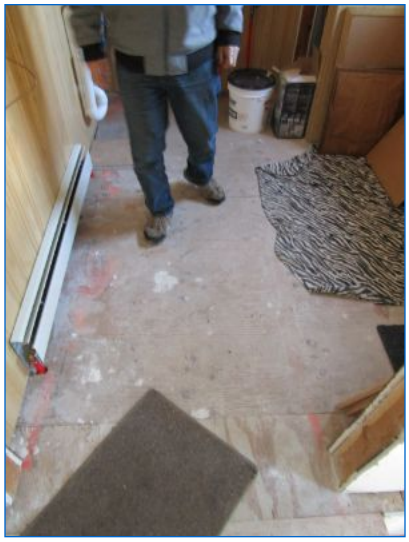
The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. INTERIOR

• Utility Room: flooring, doors, baseboard, casings, moldings/trim, transitions, baseboard end-caps, receptacles, switches, lighting, finishes, etc. were not yet installed.
• Entryway door hardware, casing, baseboard enclosure, transitions, receptacles/switches, lighting, baseboard, molding, finishes, etc. were not yet installed.

INTERIOR AREAS Continued



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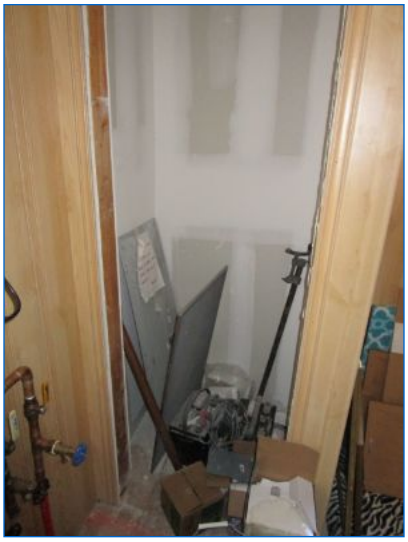

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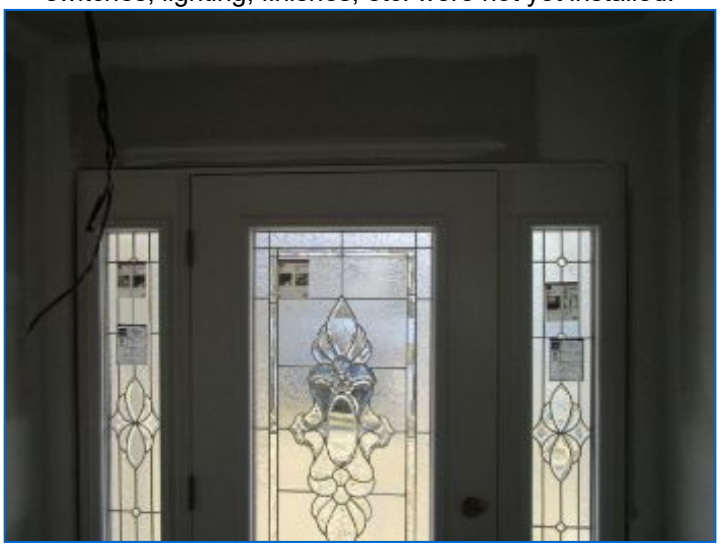


Entryway door hardware, casing, baseboard enclosure, transitions, receptacles/switches, lighting, baseboard, molding, finishes, etc. were not yet installed.

INTERIOR AREAS Continued

Interior doors, hardware, casing, baseboard, transitions, receptacles/switches, lighting, finishes, etc. were not yet installed.

1st floor - general

2. Ceiling Conditions

• Ceiling above stair area in garage where homeowner requested/desired the installation of a handicap lift. The concern is that this ceiling may prohibit installation of the desired lift system. It appears possible that this ceiling could be modified to create the required clearance. Recommend a qualified contractor evaluate options/cost for the ceiling modification.

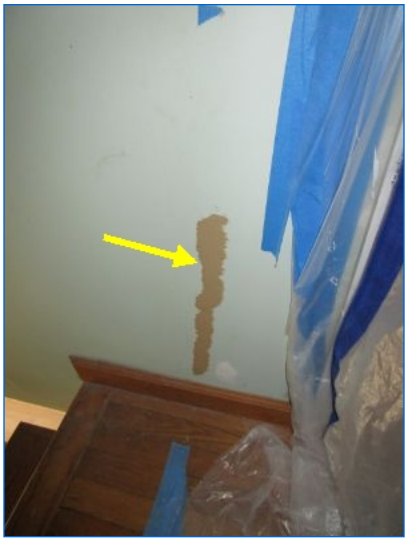
Ceiling above stair area in garage where homeowner requested/desired the installation of a handicap lift. The concern is that this ceiling may prohibit installation of the desired lift system. It appears possible that this ceiling could be modified to create the required clearance. Recommend a qualified contractor evaluate options/cost for the ceiling modification.

3. Wall Conditions

• Contractor is responsible to clean up all spackle/paint drippings.
• Drywall surface damage caused by masking tape. Recommend wall repairs.

INTERIOR AREAS Continued

Drywall surface damage caused by masking tape. Recommend wall repairs.



Drywall surface damage caused by masking tape. Recommend wall repairs.

4. Floors

• Entryway flooring was not installed.

Entryway flooring was not installed.

5. Doors

• Non-standard interior doorway dimensions noted. Interior passage doorways are commonly 6'-8" high and 30" to 32" wide.
• Utility Room: The height of a standard doors is 6 feet 8 inches. The height of the rough opening for a door is the door height plus 2-5/8 inches, therefore 82-5/8 inches. The height of the existing rough opening for the utility room door is only 74 inches which is 8-5/8 inches too short.

INTERIOR AREAS Continued

Utility Room: The height of a standard doors is 6 feet 8 inches. The height of the rough opening for a door is the door height plus 2-5/8 inches, therefore 82-5/8 inches. The height of the existing rough opening for the utility room door is only 74 inches which is 8-5/8 inches too short. Non-standard interior doorway dimensions noted. Non-standard interior doorway dimensions noted. Interior passage doorways are commonly 6'-8" high and 30" to 32" wide.

Utility Room: The height of a standard doors is 6 feet 8 inches. The height of the rough opening for a door is the door height plus 2-5/8 inches, therefore 82-5/8 inches. The height of the existing rough opening for the utility room door is only 74 inches which is 8-5/8 inches too short.

6. Closets

- 1st floor closet configuration included plumbing risers which was not conducive to the clients needs. Contractor was to reroute risers as requested.
- Closet doors and/or hardware was missing throughout the home.

1st floor closet configuration included plumbing risers which was not conducive to the clients needs. Contractor was to reroute risers as requested.

7. Stairs & Handrail

- A compliant handrail was not installed.
- Molding and finishes not yet completed.

INTERIOR AREAS Continued

A compliant handrail was not installed.

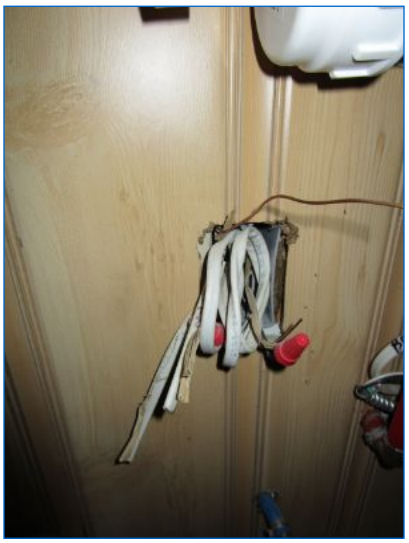
Molding and finishes not yet completed.

8. Electrical / Lighting

• One or more electrical receptacles in the utility room was missing a cover plate at the time of the inspection. This condition is a shock/electrocution. Approved cover plates should be installed by a qualified electrical contractor to prevent direct contact with energized electrical components.

• Open electrical junction box in utility room was missing cover plate at the time of the inspection. This condition is a shock/electrocution hazard. Approved cover plates should be installed by a qualified electrical contractor to prevent direct contact with energized electrical components.
• Entryway electrical and lighting incomplete.

One or more electrical receptacles in the utility room was missing a cover plate at the time of the inspection. This condition is a shock/electrocution. Approved cover plates should be installed by a qualified electrical contractor to prevent direct contact with energized electrical components.



Open electrical junction box in Boiler room missing cover plate at the time of the inspection. This condition is a shock/electrocution hazard. Approved cover plates should be installed by a qualified electrical contractor to prevent direct contact with energized electrical components.

INTERIOR AREAS Continued

One or more electrical receptacles in the utility room was missing a cover plate at the time of the inspection. This condition is a shock/electrocution. Approved cover plates should be installed by a qualified electrical contractor to prevent direct contact with energized electrical components.

Entryway electrical and lighting incomplete.

WINDOWS

1. Window Types

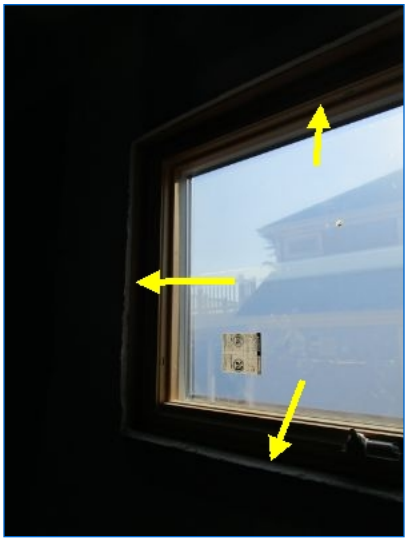
• Windows in the home were a mixture of double-hung, casement and fixed.
• The home had a mixture of Double-pane Wood and Vinyl windows.
• Several windows were observed to have inadequate jamb extensions and were not flush with the interior wall. The Inspector recommends that the Contractor provide the manufacturer recommended jamb extentions for proper casing installation/finishes.

2. Window Condition

• Several windows were observed to have inadequate jamb extension and were not flush with the wall. The Inspector recommends that the Contractor provide the manufacturer recommended jamb extentions for proper casing finishes.

WINDOWS Continued

Several windows were observed to have inadequate jamb extension and were not flush with the wall. The Inspector recommends that the Contractor provide the manufacturer recommended jamb extentions for proper casing finishes.



Several windows were observed to have inadequate jamb extension and were not flush with the wall. The Inspector recommends that the Contractor provide the manufacturer recommended jamb extentions for proper casing finishes.

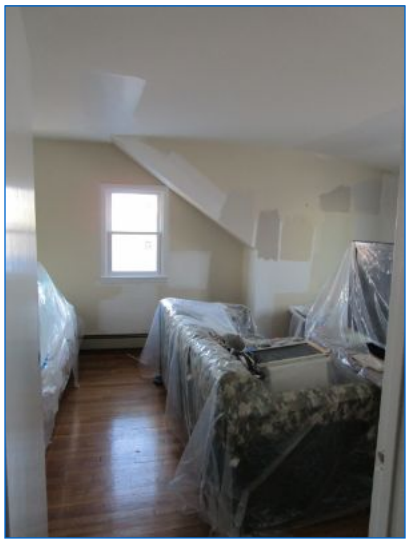
3. Window Operation

• In accordance with ASHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides an emergency exit.

Bedroom #1

1. Bedroom #1

• A/C front cover was missing/broken and needs replacement for proper operation.



Bedroom (2nd floor): Needs to be repainted.

A/C front cover was missing/broken and needs replacement for proper operation.

2. Doors

• Door hardware noted as missing.
• Hollow core doors noted.

Bedroom #1 Continued

Door hardware noted as missing.

3. Walls

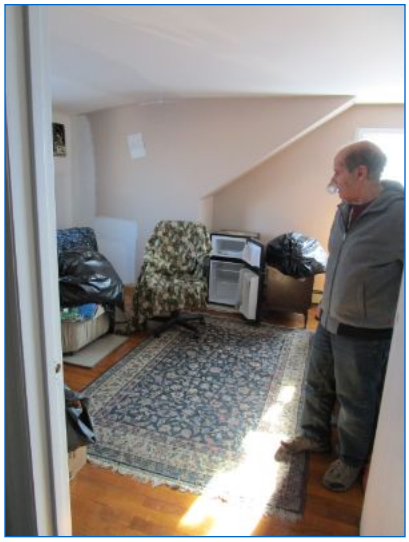
Contractor is responsible to clean up all spackle/paint drippings.

Bedroom #2

1. Bedroom #2

- A/C front cover was missing/broken and needs replacement for proper operation.

Bedroom #2 Continued



Bedroom #2 Bedroom #2

A/C front cover was missing/broken and needs replacement for proper operation.

2. Walls

Contractor is responsible to clean up all spackle/paint drippings.

3. Floors

- Duct penetration through floor that's not to be used; suggest proper closure of floor opening.

Bedroom #2 Continued

Duct penetration through floor that's not to be used; suggest proper closure of floor opening.

4. Windows

- Egress window hardware noted missing/improper.
- Front window hardware noted missing.

Bedroom #2 Windows

Front window hardware noted missing.

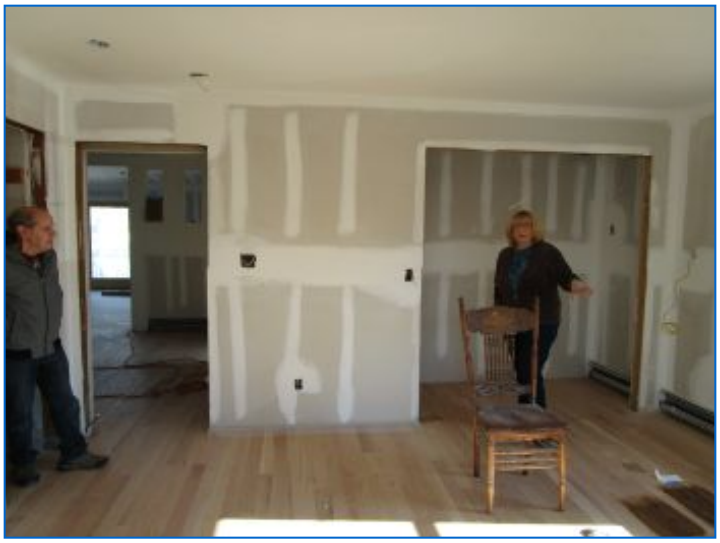
Master Bedroom

1. Master Bedroom

- Doors, door/window hardware, baseboard, casings, sills, moldings/trim, transitions, receptacles, switches, lighting, baseboard enclosure parts, finishes, etc. were not yet installed.

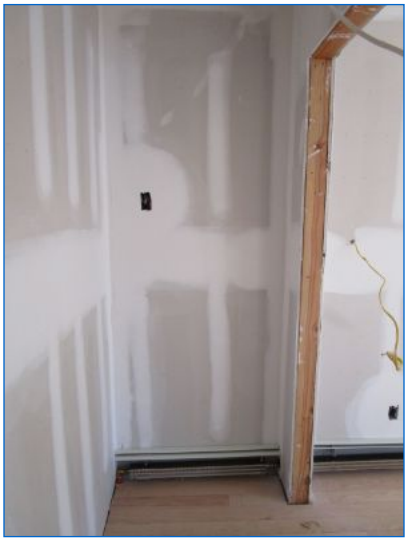
Master Bedroom Continued

Master Bedroom Master Bedroom



Doors, door/window hardware, baseboard, casings, sills, moldings/trim, transitions, receptacles, switches, lighting, baseboard enclosure parts, finishes, etc. were not yet installed.

Doors, door/window hardware, baseboard, casings, sills, moldings/trim, transitions, receptacles, switches, lighting, baseboard enclosure parts, finishes, etc. were not yet installed.



Doors, door/window hardware, baseboard, casings, sills, moldings/trim, transitions, receptacles, switches, lighting, baseboard enclosure parts, finishes, etc. were not yet installed.

Master Bedroom Continued

Doors, door/window hardware, baseboard, casings, sills, moldings/trim, transitions, receptacles, switches, lighting, baseboard enclosure parts, finishes, etc. were not yet installed.

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Doors, door/window hardware, baseboard, casings, sills, moldings/trim, transitions, receptacles, switches, lighting, baseboard enclosure parts, finishes, etc. were not yet installed.

Dining Room

1. Dining Room

Dining Room Continued

Window hardware, baseboard, casings, sills, moldings/trim, transitions, receptacles, switches, lighting, baseboard enclosure parts, finishes, etc. were not yet installed.

2. Walls

- Inferior wall tape and joint work; rework suggested here.
- Uneven corner joint work; rework/add'l sanding suggested here.

Inferior wall tape and joint work; rework suggested here.

Uneven corner joint work; rework/add'l sanding suggested here.

Family Room

1. Family Room

- Door/window hardware, baseboard, casings, sills, moldings/trim, transitions, receptacles, switches, lighting, baseboard enclosure parts, finishes, etc. were not yet installed.

Family Room Continued

Door/window hardware, baseboard, casings, sills, moldings/trim, transitions, receptacles, switches, lighting, baseboard enclosure parts, finishes, etc. were not yet installed.

Door/window hardware, baseboard, casings, sills, moldings/trim, transitions, receptacles, switches, lighting, baseboard enclosure parts, finishes, etc. were not yet installed.

ROOF

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof General

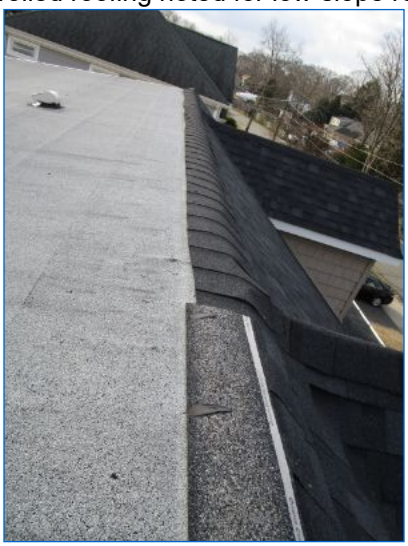
- Inspected: Walked on the roof.
- Shingle Type: Asphalt Architectural.
- Asphalt rolled roofing noted.
- The roof had one layer of asphalt shingles installed at the time of the inspection.

ROOF Continued

Asphalt rolled roofing noted.

Asphalt rolled roofing noted for low-slope roof area.

The roof had one layer of asphalt shingles installed at the time of the inspection.

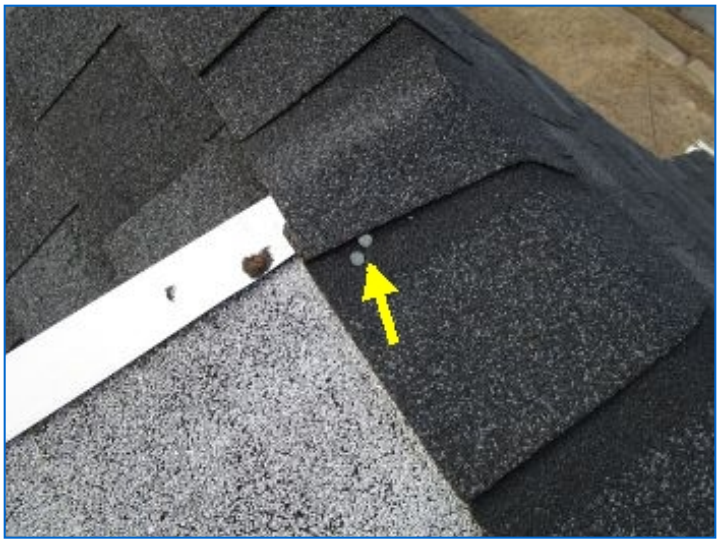


Roof ridge beam appeared fairly straight and even based on the age of the structure.

2. Roof Condition

- Signs of inferior workmanship by roofers. Conditions that can lead to water intrusion noted. The Inspector recommends review by a qualified roofing contractor to provide remedial improvements and warranty workmanship for the roof.
- Exposed and countersunk nail heads at roofing material. Recommend sealing all fastener heads.
- Roofing nails must be corrosion resistant; for example galvanized, aluminium, copper or stainless steel.
- Some shingles damaged; improper nails used; undercut shingles; shoddy repairs noted Recommend proper repairs by a licensed qualified roofing contractor.
- Shingles extended to far over gutter which may affect proper gutter drainage; recommend corrective action.

ROOF Continued



Exposed and countersunk nail heads at roofing material. Recommend sealing all fastener heads.

Some shingles damaged; improper nails used; undercut shingles; shoddy repairs noted Recommend proper repairs by a licensed qualified roofing contractor.

Ridge cap shingle overlap appeared too little at ridge vent and low-slope roof interface (potential water intrusion).

Some shingles damaged; improper nails used; undercut shingles; shoddy repairs noted Recommend proper repairs by a licensed qualified roofing contractor.

ROOF Continued

Signs of inferior workmanship by roofers.

Signs of inferior workmanship by roofers. Conditions that can lead to water intrusion noted. The Inspector recommends review by a qualified roofing contractor to provide remedial improvements and warranty workmanship for the roof.

Signs of inferior workmanship by roofers. Conditions that can lead to water intrusion noted. The Inspector recommends review by a qualified roofing contractor to provide remedial improvements and warranty workmanship for the roof. Exposed and countersunk nail heads at roofing material. Recommend sealing all fastener heads.

Signs of inferior workmanship by roofers. Jagged shingle cut/damaged edges. The Inspector recommends review by a qualified roofing contractor to provide remedial improvements and warranty workmanship for the roof.

ROOF Continued

Signs of inferior workmanship by roofers. Jagged shingle cut/damaged edges.

Shingles extended to far over gutter which may affect proper gutter drainage; recommend corrective action.

3. Vents

Ridge exhaust venting noted for attic ventilation.
Under eave soffit inlet vents noted for attic ventilation.
Due to the low-slope roof where plumbing vent penetrates roof the Inspector recommends sealing around shingle cut to ensure that no snow/ice/water intrusion occurs at this south side location.

Under eave soffit inlet vents noted for attic ventilation.

Due to the low-slope roof where plumbing vent penetrates roof the Inspector recommends sealing around shingle cut to ensure that no snow/ice/water intrusion occurs at this south side location.

GUTTERS & DOWNSPOUTS

1. Gutters & Downspouts

Downspout extensions missing: splash blocks insufficient. Recommend extending downspouts 4 ft minimum where possible to divert run-off away from the structure to prevent soil erosion at the slab foundation perimeter and to prevent water seepage through foundation walls.

GUTTERS & DOWNSPOUTS Continued

Downspout extensions missing: splash blocks insufficient. Recommend extending downspouts 4 ft minimum where possible to divert run-off away from the structure to prevent soil erosion at the slab foundation perimeter and to prevent water seepage through foundation walls.

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Downspout extensions missing: splash blocks insufficient. Recommend extending downspouts 4 ft minimum where possible to divert run-off away from the structure to prevent soil erosion at the slab foundation perimeter and to prevent water seepage through foundation walls.

EXTERIOR

1. EXTERIOR General

• Maintain all exterior finishes, caulking, and other sealants at any dissimilar material abutments and all penetrations to the walls and roof. This inexpensive task aids in the prevention of moisture intrusion and saves on costly repairs.

2. North Exterior

EXTERIOR Continued

EXTERIOR North Exterior

3. South Exterior

Observations:
• Per the Foundation Plan a crawlspace access door is required at the south exterior wall.

EXTERIOR South Exterior

4. East Exterior

EXTERIOR Continued

EXTERIOR East Exterior

EXTERIOR WALLS

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Siding

• Seal all openings in siding at utility/service penetrations to prevent water intrusion into the structure.

Seal all openings in siding penetrations to prevent water intrusion into the structure.

2. Masonry Veneer

• Stone veneer noted.
• Artificial Stone veneer noted.• Missing and loose cap stones at front wall; incomplete work.
• Suggest extending stone veneer down to the grade-line. Otherwise, remove wood guides at front as this may attract termites.

EXTERIOR WALLS Continued

Missing and loose cap stones at front wall; incomplete work.

Suggest extending stone veneer down to the grade-line. Otherwise, remove wood guides at front as this may attract termites.

EXTERIOR TRIM

1. Exterior Trim General

• Some signs of sloppy trim work noted at rear dormer.

Some signs of sloppy trim work noted at rear dormer.

Some signs of sloppy trim work noted at rear dormer.

2. Door/Window Trim

• Missing trim noted at mullion.

EXTERIOR TRIM Continued

Missing trim noted at mullion.

Color mismatched at south facing window trim. Other window trim is tan.

3. Corner Trim

• Cracked/damaged vinyl corner trim noted.

Cracked/damaged vinyl corner trim noted.

EXTERIOR DOORS

1. Exterior Doors

• Exterior door for crawlspace not finished or secured. Recommend contractor provide a properly finished and lockable access door.
• Front door hardware was missing.
• Front door bell was not installed.

EXTERIOR DOORS Continued

Exterior door for crawlspace not finished or secured. Recommend contractor provide a properly finished and lockable access door.

Front door hardware was missing.

Front door hardware was missing.

EXTERIOR WINDOWS

1. Exterior Windows

- All window screens were missing. Contractor to provide.

EXTERIOR WINDOWS Continued

All window screens were missing. Contractor to provide.

EXTERIOR UTILITIES

1. Exterior Utilities

- Exterior fixture/device not installed at south-facing wall leaving exposed wires.
- Exterior fixture/device not installed at north-facing wall leaving exposed wires.

Exterior fixture/device not installed at north-facing wall leaving exposed wires.

Exterior fixture/device not installed at south-facing wall leaving exposed wires.

2. Exterior GFCI/Receptacles

- Exterior GFCI type receptacles were not installed at east side (2 places) leaving exposed wires that can potentially become energized.
- Exterior GFCI type receptacles were not installed at front leaving exposed wires that can potentially become energized.

EXTERIOR UTILITIES Continued

Exterior GFCI type receptacles were not installed at east side (2 places) leaving exposed wires that can potentially become energized.

Exterior GFCI type receptacles were not installed at front leaving exposed wires that can potentially become energized.

3. Exterior Lighting

- Exterior light fixture not installed at SE corner leaving exposed wires that can potentially become energized.
- Exterior light fixtures not installed at three mounting bases at the east wall, leaving exposed wires that can potentially become energized.
- Exterior light fixture not installed at north facing wall leaving exposed wires that can potentially become energized.
- Exterior four light fixtures not installed at east facing wall leaving exposed wires that can potentially become energized.
- Exterior light fixture not installed at front porch.
- Exterior recessed can trim rings and bulbs not installed at front porch.

Exterior light fixture not installed at SE corner leaving exposed wires that can potentially become energized.

Exterior light fixtures not installed at three mounting bases at the east wall, leaving exposed wires that can potentially become energized.

EXTERIOR UTILITIES Continued

Exterior two light fixtures not installed at east facing wall leaving exposed wires that can potentially become energized.

Exterior light fixture not installed at east facing wall leaving exposed wires that can potentially become energized.

Exterior light fixture not installed at east facing wall leaving exposed wires that can potentially become energized.

Exterior recessed can trim rings and bulbs not installed at front porch.

EXTERIOR UTILITIES Continued

Exterior light fixture not installed at front porch.

Exterior recessed can trim rings and bulbs not installed at front porch.

4. Hose Bibs

• Hose bibs were not not properly mounted; twisted occurs at PEX tube connection when used causing potential for leak inside the wall. Recommend completing installation of hose bibs asap to prevent the twisting.

Hose bibs were not not properly mounted; twisted occurs at PEX tube connection when used causing potential for leak inside the wall. Recommend completing installation of hose bibs asap to prevent the twisting.

Hose bibs were not not properly mounted; twisted occurs at PEX tube connection when used causing potential for leak inside the wall. Recommend completing installation of hose bibs asap to prevent the twisting.

GARAGE

1. General Conditions

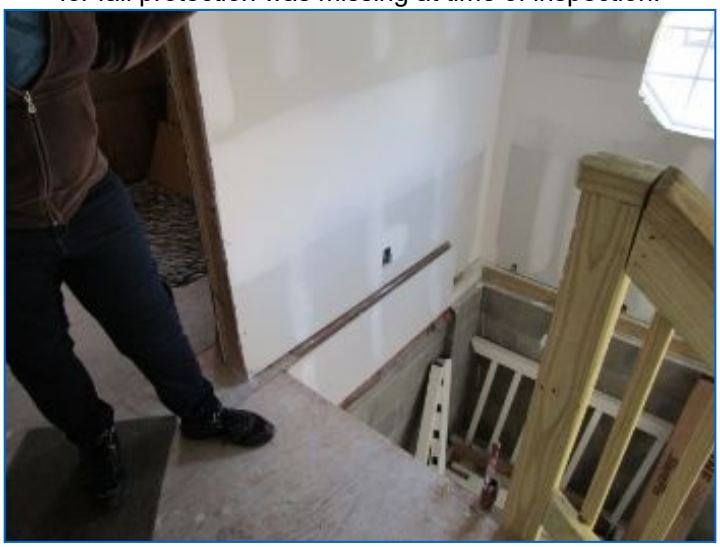
• Guardrail (temporary) for fall protection was missing at time of inspection.
• 2x4 post supporting the stair landing appears temporary and is insufficient. Drawings call for a 4x4 post anchored to slab.
• Drawings call for a "Footing for lift as per manufacturer specifications" adjacent to the stairs. Did the contractor request the lift manufacturer specifications in order to size the footing and coordinate the dimensions of the stairs, etc. in order to allow clearance for the lift?

GARAGE Continued

GARAGE General Conditions

Drawings call for a "Footing for lift as per manufacturer specifications" adjacent to the stairs. Did the contractor request the lift manufacturer specifications in order to size the footing and coordinate the dimensions of the stairs, etc. in order to allow clearance for the lift? Guardrail (temporary) for fall protection was missing at time of inspection.

2x4 post supporting the stair landing appears temporary and is insufficient. Drawings call for a 4x4 post anchored to slab.



Guardrail (temporary) for fall protection was missing at time of inspection.

2. Floor

- Bare concrete floor noted.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage floor.

GARAGE Continued

At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage floor.

3. Ceiling/Walls

• Garage unconditioned space, recommend painting exposed drywall.

4. Electrical / Lighting

• Exposed electrical wires at garage ceiling for missing garaged door opener and light fixture.
• Open junction boxes observed; incomplete work. Exposed wires are a safety concern. Recommend completing work or install proper covers, as needed for safety.
• Cover plate missing. Provide missing receptacle and switch cover plates.

Open junction boxes observed; incomplete work. Exposed wires are a safety concern. Recommend completing work or install proper covers, as needed for safety.

Exposed electrical wires at garage ceiling for missing garaged door opener and light fixture.

GARAGE Continued

Cover plates missing. Provide missing receptacle and switch cover plates.

5. Door to Living Space

• Fire rated doors to living spaces with self-closing hardware were not installed.

Fire rated doors to living spaces with self-closing hardware were not installed.

6. Door to Exterior

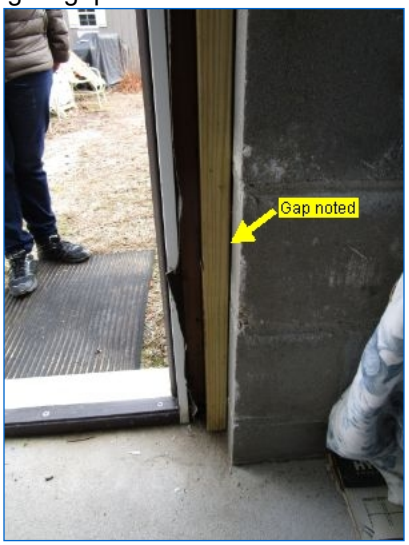
• Rear garage door appeared weathered with signs of peeled paint and mildew at painted frame. Signs of water intrusion due to a lack of weather proofing. Recommend repainting and caulking all gaps where water can enter the garage.
• Rear door dead bolt hardware missing.

GARAGE Continued

Rear garage door appeared weathered with signs of peeled paint and mildew at painted frame. Signs of water intrusion due to a lack of weather proofing. Recommend repainting and caulking all gaps where water can enter the garage.

Rear garage door appeared weathered with signs of peeled paint and mildew at painted frame. Signs of water intrusion due to a lack of weather proofing. Recommend repainting and caulking all gaps where water can enter the garage.

Rear door dead bolt hardware missing.



Rear garage door: Signs of water intrusion due to a lack of weather proofing. Recommend caulking all gaps where water can enter the garage.

7. Vehicle Door Opener

- Vehicle door opener was missing. Recommend having a qualified contractor perform installation.

GARAGE Continued

Vehicle door opener was missing. Recommend having a qualified contractor perform installation.

GROUNDS

1. Grading

• Grounds grading per the drawings was not completed.

2. Fencing/Gates

• Gate rendered inoperable due to grading issue.

Gate rendered inoperable due to grading issue.

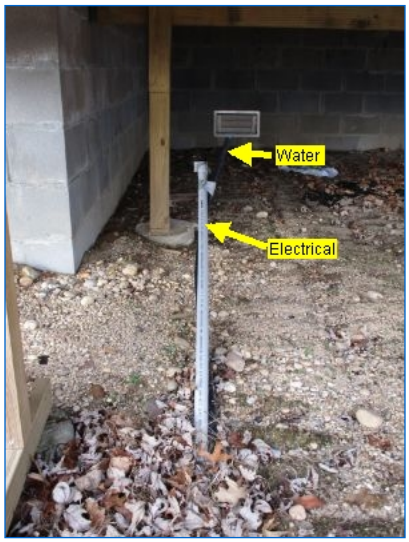
3. Exterior Plumbing

GROUNDS Continued

Underground water supply work was incomplete at east side/dock area.

4. Site Utilities

• Underground electrical work was incomplete at east side and dock area.



Underground electrical work was incomplete at east side and dock area.

Underground electrical work was incomplete at east side and dock area.

PORCH / BALCONY AREA

PORCH / BALCONY AREA Continued

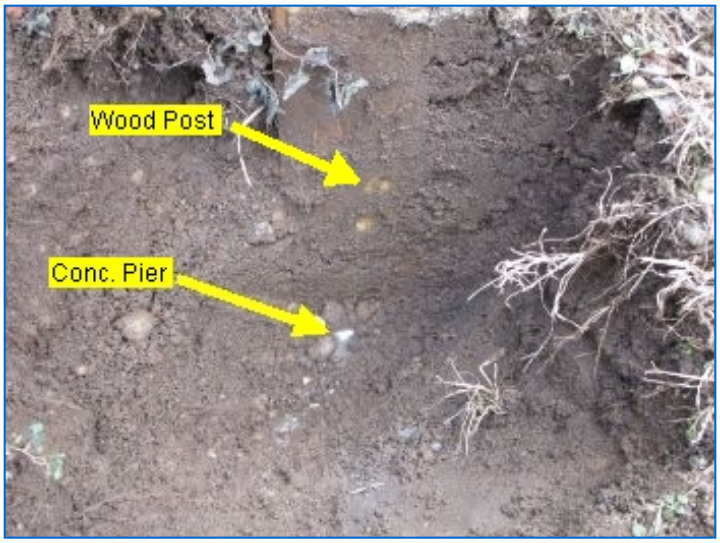
1. Porch

• Foundation piers for porch support posts did not extend high enough above grade to prevent wood post contact with soil. This condition will cause eventual decay of post bases. The Inspector recommends correction by a qualified contractor to prevent soil contact with wood posts, framework and lattice.
• Porch structure finishes missing including fascia boards, frames and lattice.
• Porch steps and concrete walkway was not installed.
• After final regrading the front landscape the finished porch may have walking surface greater than 30 inches above grade which would be required to be protected by a guardrail. Safe building practices dictate that any walking surface 30 inches or more above grade should have a guardrail.
• The porch was attached to the home by a ledger fastened to the exterior walls with nails only. The inspector recommends fastening the ledger to the home with adequate hardware such as corrosion resistant lag screws of proper size. All work should be performed by a qualified contractor.
• Mailbox not installed.
• From the porch surface to the door threshold, the step riser exceeded the 7¾-inch maximum recommended by generally-accepted standards. This condition is a potential trip hazard. All corrections should be made by a licensed qualified contractor.
• Per the drawings, Front Elevation shows the porch surface even with the door threshold height.

After final regrading the front landscape the finished porch may have walking surface greater than 30 inches above grade which would be required to be protected by a guardrail. Safe building practices dictate that any walking surface 30 inches or more above grade should have a guardrail.

Porch steps and concrete walkway was not installed.

PORCH / BALCONY AREA Continued



Foundation piers for porch support posts did not extend high enough above grade to prevent wood post contact with soil. This condition will cause eventual decay of post bases. The Inspector recommends correction by a qualified contractor to prevent soil contact with wood posts, framework and lattice.

The porch was attached to the home by a ledger fastened to the exterior walls with nails only. The inspector recommends fastening the ledger to the home with adequate hardware such as corrosion resistant lag screws of proper size. All work should be performed by a qualified contractor.

Porch structure finishes missing including fascia boards, frames and lattice.

Mailbox not installed.

PORCH / BALCONY AREA Continued

From the porch surface to the door threshold, the step riser exceeded the 7¾-inch maximum recommended by generally-accepted standards. This condition is a potential trip hazard. All corrections should be made by a licessed qualified contractor. Per the drawings, Front Elevation shows the porch surface even with the door threshold height.

2. Porch Roof

• Columns/Crowns not properly fitted to portico. This appears to be a cosmetic concern. Suggest corrective action.

Columns/Crowns not properly fitted to portico. This appears to be a cosmetic concern. Suggest corrective action.

Columns/Crowns not properly fitted to portico. This appears to be a cosmetic concern. Suggest corrective action.

DECK AREA

1. Foundation

• Foundation piers for deck support posts did not extend high enough above grade to prevent wood post contact with soil. This condition will cause eventual decay of post bases. The Inspector recommends correction by a qualified contractor to prevent soil contact with wood. Suggest regrading the area under the deck to lower soil level around wood posts and framework.

DECK AREA Continued

Foundation piers for deck support posts did not extend high enough above grade to prevent wood post contact with soil. This condition will cause eventual decay of post bases.

Soil in contact with wood. Suggest regrading the area under the deck to lower soil level around wood posts and framework.

2. Structure

- Deck structure finishes missing including fascia boards, frames and lattice.

Deck structure finishes missing including fascia boards, frames and lattice.

3. Attachment to Home

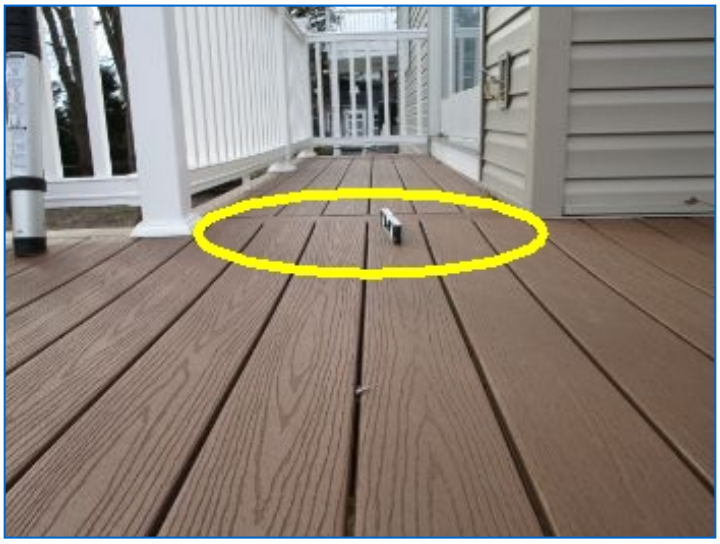
- The deck was attached to the home with a ledger lag-bolted to the exterior of the foundation walls.
- At the time of the inspection, the Inspector observed no deficiencies in the method of deck attachment to the home.

DECK AREA Continued

The deck was attached to the home with a ledger lag-bolted to the exterior of the foundation walls.

4. Planking

• Deck planking (the walking surface) was composed of a recycled plastic/wood composite material which requires very little maintenance.
• The planking was uneven where connected to adjoining deck area. Potential trip hazard. Suggest shimming planks to reduce severity.



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5. Guardrails

• Post cap did not fit properly due to over extended wood post.

DECK AREA Continued

Post cap did not fit properly due to over extended wood post.

6. Stair Structure

- Composite planks at steps were not adequately fastened and were lifting at stringers. These planks were not fastened using the manufacturer clips. Recommend securing all plank ends to stringers.
- Recommend proving a masonry foundation at the base of the deck stairs such as a poured concrete landing.

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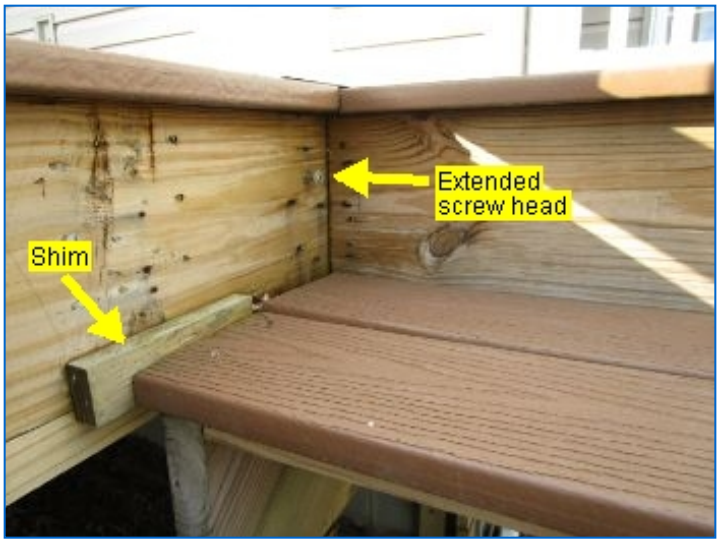
DECK AREA Continued



Unfinished or inferior workmanship noted at stairs.

OUTBUILDINGS

1. Shed

- Site Plan calls out "Existing Shed to be relocated to compliant location".

GENERAL REMARKS

GENERAL REMARKS Continued

1. General

GENERAL REMARKS:
You are advised to acquire estimates of repair as to any major defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs, further inspect the condition in order to discover and repair related problems that may not be identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers or roofers.

We do not certify roofs as leakproof. This inspection is a visual inspection designed to reflect the visual condition of the home at the time of the inspection. It will not provide a warranty or guaranty of future conditions. For a variety of reasons, there may be no evidence of existing roof leaks at the time of the inspection. For a roof certification, you should contact a qualified specialist who provides this service.

WORK ACCEPTANCE WALK THROUGH:
The walk-through prior to acceptance of the work is the time for Client to review and inspect the property. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not evident during the inspection may be discovered during the walk-through. Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the contractor prior to acceptance. Purchasing the property with a known defect or problem releases ProSpec Home Inspection of all responsibility. Client assumes responsibility for all known defects after settlement.

CONCLUSION:
We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components, and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window or door, or identified every problem. Also because our inspection is essentially visual, latent defects could exist. We can not see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We can not predict future events. For these reasons, you should keep a comprehensive insurance policy current.

This report was written exclusively for our Client. It is not transferable to other people.

Thank you for taking the time to read this report, and call us if you have any questions. We are always striving to improve the quality of our service and our report.

If you have further questions, please contact the author of this report.

Thank You for choosing ProSpec for your Home Inspection!
The following items are based on the Client's input which may not have been mentioned in the body of the report:
1. Repair partially collapsed fence where neighbor's was leaning.
2. Provide Lighting at dock area.
3. Stonework was not installed in front on the perimeter of porch.
4. Provide clean fill as required and provide top soil.
5. Hard wire generator to electric panel.
6. Concrete had fallen out of cinder block when installing wall on north side of house was left on walkway.
7. Columns on front porch have rusted screws.
8. New garage door damaged by construction crew must be replaced.
9. House needs to be power washed.
10. Installation of ceramic/porcelain tile floor in the Kitchen, Laundry room and Bathroom.
11. In the base of the shower, in one of the corners, the floor dips down more than other areas. Please check to make sure the is not a opening in the subfloor and that the finished base will be stable and even.
12. Installation of Stove exhaust vent through roof.
13. Appliance installations - ice maker for refrigerator, washer, dryer, sink, diswasher, toekick heater.
14. Puck lights over half wall in kitchen not evenly spaced (off by quite a bit).
15. Ductless 2-zone Air Conditioning System for first floor needs to be supplied and installed. Since they can't use conventional ducted central air conditioning, the contractor suggested the Ductless system. Mitsubishi Vendor suggested one 24K to 36K Btu/Hr capacity Ductless Heating & Cooling System with one indoor unit over the fireplace and another indoor unit of 7K or 9K capacity in the 1st floor bedroom. Contractor stated that 230VAC supply for the outdoor unit has been installed.
16. Platform from kitchen into garage needs to be replaced from a 3'X 4' size to a 4'X 4' size to accommodate the

GENERAL REMARKS Continued

wheelchair lift. Stairs need to be resized from a 4 foot wide staircase to a 3 foot wide staircase to accommodate the lift. Ceiling above where the wheelchair lift will be install has to be altered by making the slant a different direction in order to accommodate the wheelchair lift.
17. Fireplace surround/mantel was supposed to be made or purchase per Client specs (7 or 8 feet around fireplace unit).
18. Slightly raised stone hearth needed for base
19. North side of deck in the rear of the house does not line up to stairs made making it difficult to install a gate to the entrance of the stairs.
20. Railing is missing on the front porch. Stones were not put on the front facade of the porch. Steps from the porch should be approx 7 feet wide (I would have to measure it.) Stone was suppose to be installed on the rise of the steps.
21. Two 220VAC electric lines need to be installed on outside of walls (1 in each bedroom upstairs) The electric is suppose to be there, but the Client is not sure.
22. Contractor to supply all new doors needed on first floor.
23. Client needs something to replace the double closet doors shown for the bedroom. Need something that doesn't take space when opening, such as double Bi-fold doors.

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
CO	Certificate of Occupancy: a document issued by a local government agency or building department certifying a building's compliance with applicable building codes and other laws, and indicating it to be in a condition suitable for occupancy.
DWV	In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PEX	PEX stands for cross-linked polyethylene. It is a type of plastic tubing made from high-density polyethylene. It is used for heating water distribution and water supply in plumbing systems.
PSI	Water pressure is measured in pounds per square inch (psi).
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
UL	Upper level

ProSpec Home Inspection

OF LONG ISLAND / SINCE 2004 / 516-580-1848

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Name: Lou D'Vachio

(516) 581-6411

l_dvachio@yahoo.com

Address:

City:

State, Zip:

Property Location

16 Carmen St., Massapequa, NY 11758

This is our report of a visual inspection of the readily accessible areas of this building, in accordance with the terms and conditions contained in the PRE-INSPECTION AGREEMENT, which is a part of this report and incorporated herein. Please read the REMARKS printed on each page and call us for an explanation of any aspect of this report, written or printed, which you do not fully understand.

Date of Inspection: 1/25/2019 Time: 10:00 AM Weather conditions: Sunny Outside temperature: 36 °F

PRE-INSPECTION AGREEMENT

(PLEASE READ CAREFULLY)

COMPANY agrees to conduct an inspection for the purpose of informing the CUSTOMER of major deficiencies in the conditions of the property. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CUSTOMER. The written report will include the following only:

- structural condition and basement
- electrical, plumbing, hot water heater, heating and air conditioning
- quality, condition and life expectancy of major systems
- general interior, including ceilings, walls, floors, windows, insulation and ventilation
- kitchen and appliances
- general exterior, including roof, gutter, chimney, drainage, grading

It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled.

Maintenance and other items may be discussed, but they are not a part of our inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

The inspection and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards including but not limited to radon gas, lead paint, asbestos, urea formaldehyde, toxic or flammable chemicals, and water and airborne hazards. Also excluded are inspections of and reports on swimming pools, wells, septic systems, security systems, central vacuum systems, water softeners, sprinkler systems, fire and safety equipment and the presence or absence of rodents, termites and other insects.

The parties agree that the COMPANY, and/or its agents and employees, assume no liability or responsibility for the cost of repairing or replacing any unreported defect or deficiency, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. THE INSPECTION AND REPORT ARE NOT INTENDED OR TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. COMPANY IS NOT AN INSURER OF ANY INSPECTED CONDITIONS.

It is understood and agreed that should COMPANY and/or its agents or employees be found liable for any loss or damages resulting from a failure to perform any of its obligations, including but not limited to negligence, breach of contract, or otherwise, then the liability of COMPANY and/or its agents and employees shall be limited to a sum equal to the amount of the fee paid by the CUSTOMER for the inspection and report.

Acceptance and understanding of this agreement are hereby acknowledged:

Russ Classi 1/25/2019
Company Representative Date

X
Customer Date

HomeTech Form 403 B.A.R.

PAYMENT RECORD

Total Fee $ 600.00 Paid By: ☐ Check ☑ Cash ☐ Visa ☐ Master Card ☐ Amer. Express ☐ To Be Paid

Account No: Name on Card: Exp. Date

Company Representative: Date: